

24GNW496253RM
1/2 TR RM

UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

BCC Realty, LLC
2005 Valencia Dr, Apt 312D
Northbrook, IL 60062

MAIL REAL ESTATE TAX BILL TO:

BCC Realty, LLC
2005 Valencia Dr, Apt 312D
Northbrook, IL 60062

Doc#: 2410102232 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/10/2024 1:08 PM Pg: 1 of 3

Dec ID 20240401670602
ST/Co Stamp 2-055-794-224 ST Tax \$135.00 CO Tax \$67.50
City Stamp 0-519-761-456 City Tax \$1,417.50

(Reserved for Recordors Use Only)

THE GRANTOR: Veres Karadzuz, a married man, of 2901 W. Summerdale Ave., Unit B2, Chicago, IL 60625, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to BCC Realty, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, of the United States of America, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2901 W. Summerdale Ave., Unit B2, Chicago, IL 60625
PIN: 13-12-115-052-1007

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

This is not a Homestead Property.

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DATED this 03/28/2024

Vernes Karadzuz

Vernes Karadzuz

STATE OF Virginia)
)SS
COUNTY OF Loudoun)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Vernes Karadzuz**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 03/28/2024

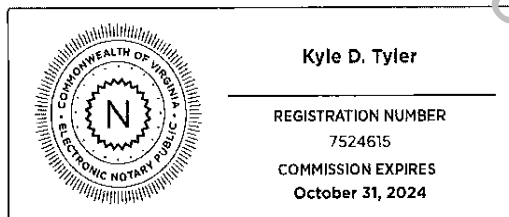
[Signature]

Notary Public

NAME AND ADDRESS OF PREPARER:

Dino Delic
Attorney at Law
802 W. Bartlett Rd.
Bartlett, IL 60103

Notarized remotely online using communication technology via Proof.



Property of Loudoun County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GNW496253RM

For APN/Parcel ID(s): 13-12-115-052-1007

PARCEL 1:

UNIT B2 IN THE 2901-07 W. SUMMERDALE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 453 AND 454 AND THE WEST 6 FEET OF LOT 455 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NO. 2, IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0532134076, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM CHICAGO CITY BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 1968 AND KNOWN AS TRUST NUMBER 8122 TO ADOLPH TEITZ AND MONIKA H. TEITZ, HIS WIFE, DATED JUNE 1, 1972 AND RECORDED JULY 5, 1972 AS DOCUMENT 21962767 FOR INGRESS AND EGRESS OVER THE EAST 6.0 FEET OF LOT 452 IN WILLIAM BRITIGAN'S GOLF CLUB ADDITION NUMBER 2, AFORESAID.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE OF S-2B, LIMITED COMMON ELEMENT, AS DELINEATED IN THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0532134076.