

# UNOFFICIAL COPY

## WARRANTY DEED

State of Illinois

ST24024228 1/2

Send future tax bills to:

Katrina Paulson and Raul Zavala  
909 S. Hi Lusi Ave  
Mount Prospect IL 60056

After recording, mail to:

Law Office of James Nelson  
800 W. Central Ave Suite 605W  
Mount Prospect IL 60056

Doc#: 2416602488 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/14/2024 4:34 PM Pg: 1 of 2

Dec ID 20240601621166

ST/Co Stamp 0-697-261-360 ST Tax \$800.00 CO Tax \$400.00

Starck Title Services, ST24024228

THIS INDENTURE WITNESSETH, that the Grantor(s), VEDRAN BJEKIC AND YULIA BJEKIC, husband and wife, of the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO KATRINA PAULSON AND RAUL ZAVALA, a married couple <sup>+</sup>, not as tenants in common but as ~~joint tenants~~ <sup>\* Tenants by the Entirety</sup> with right of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit: of 1445 N Ridgely Cir  
Mount Prospect, IL 60056

**LOT 19 IN BLOCK 3 IN LONNQUIST GARDENS, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERCIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Index Numbers (PIN):** 08-14-207-005-0000

**Address of Real Estate:** 909 South Hi Lusi Avenue  
Mount Prospect, Illinois 60056

Subject to the following restrictions: a) general real estate taxes not due and payable at the time of closing; b) special assessments confirmed after the contract date; c) zoning laws and ordinances; d) building and building lines; e) covenants, conditions, restrictions of record and easements for the use of public utilities.

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

### REAL ESTATE TRANSFER TAX

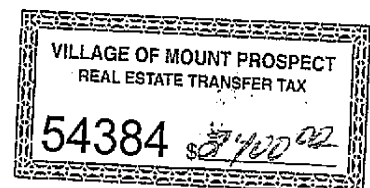
14-Jun-2024



COUNTY:	400.00
ILLINOIS:	800.00
TOTAL:	1,200.00

08-14-207-005-0000

[20240601621166] 0-697-261-360



# UNOFFICIAL COPY

Dated this 29 day of May, 2024

[Signature]  
Vedran Bjekic

[Signature]  
Yulia Bjekic

STATE OF ILLINOIS     )  
COUNTY OF COOK     )     ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Vedran Bjekic, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as a 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 Notarial Seal this 29<sup>th</sup> day of May, 2024.

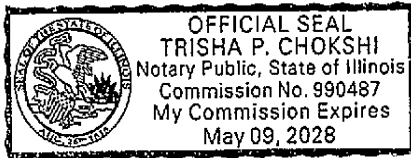


[Signature]  
Notary Public

STATE OF ILLINOIS     )  
COUNTY OF COOK     )     ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Yulia Bjekic, personally known to me to be the same person(s) whose names is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as a 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 Notarial Seal this 29<sup>th</sup> day of May, 2024.



[Signature]  
Notary Public

This Instrument was prepared by:  
Trisha Chokshi, Esq.  
Chokshi Filippone Law LLC  
401 E. Prospect Ave., Ste. 211  
Mount Prospect, IL 60056