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0619904139

***Stewart Title of Illinois***  
***2 North LaSalle # 625***  
***Chicago, Illinois 60602***  
***312-849-4243***  
***STCIL***

Doc#: 0619904139 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/18/2008 11:28 AM Pg: 1 of 3

***WARRANTY***  
***DEED***

3/8

**UNOFFICIAL COPY****WARRANTY DEED**

WHEN RECORDED, MAIL TO:  
Jonathan Sherry, Esq.  
150 N. Wacker Drive, Suite 2020  
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:  
Heather Benjamin  
1733 W. Irving Park, #219  
Chicago, Illinois 60613

GRANTOR, **Aimee L. Sann**, a single woman, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **Heather J. Benjamin**, a single woman, of 1939 Dorchester Court, Royal Oak, Michigan, all of her interest in the following described real estate in the County of Cook, in the State of Illinois:

**SEE ATTACHED LEGAL DESCRIPTION**

Permanent Index No.: 14-19-205-040-1041.

Property Address: 1733 W. Irving Park, #219, Chicago, Illinois 60613.

Subject to the following, if any: (1) General real estate taxes for the year 2005 (2<sup>ND</sup> installment) and subsequent years; (2) private, public and utility easements; (3) Purchaser's mortgages of record, if any; (4) covenants, conditions and restrictions of record; and (5) Declaration of Condominium.

DATED this 15 Day of June, 2006.

Aimee L. Sann  
Aimee L. Sann

STATE OF DELAWARE )  
COUNTY OF NEW CASTLE ) ss

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that AIMEE L. SANN, 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 acknowledged that she signed, sealed, and delivered the said instrument as 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 notary seal, this 15 Day of June, 2006

My commission expires 12-1-2008

Anthony J. Branda  
Notary Public

PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 60618

ANTHONY J. BRANDA  
NOTARY PUBLIC  
STATE OF DELAWARE  
My Commission Expires Dec. 1, 2008

File Number: TM215741

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## LEGAL DESCRIPTION

Parcel 1: Unit No. 219 in the Post Card Place Condominium, as delineated and defined on the plat of survey of the following described parcel of real estate: Parcel A: Lots I through 10, in Block 2 in Buechner's Subdivision of Block 2 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois. Parcel B: The Westerly 35 feet of Lot 44 in the Subdivision of Block 2 in f Buechner's Subdivision of Block 2 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4) in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Cole Taylor Bank as Successor Trustee to Harris Trust and Savings Bank, as Trustee under Trust Agreement dated May 26, 1988 and known as Trust No. 94163 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 96948549 as amended from time to time, together with its undivided percentage interest in said common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space No. 46, a limited common element, as delineated on the survey attached as Exhibit "A" to the aforesaid Declaration.

**Commonly known as:** 1733 West Irving Park  
Condo 219  
Chicago IL

