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**Warranty Deed
Statutory (ILLINOIS)
General**



Doc#: 0626802029 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/25/2008 07:53 AM Pg: 1 of 3

THE GRANTOR(S) RYAN BENTZEN AND AMI BENTZEN, husband and wife, of the City Chicago, County of Cook, State of Illinois for and in consideration of **TEN DOLLARS (\$10.00)**, & other good & valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to the **GRANTEE(S) KEVIN BELL**, 345 Fullerton, #2801, Chicago, IL 60614

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1: A PARCEL OF LAND BEING A PART OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1 THROUGH 15, 40 THROUGH 45 AND THAT PART OF LOTS 16 THROUGH 21 LYING NORTH OF THE SOUTH LINE OF SAID LOT 40 EXTENDED EAST, ALL IN W.E. DOGGETT'S SUBDIVISION OF BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE VACATED ALLEY LYING NORTHEASTERLY OF AND ADJOINING LOTS 40 THROUGH 45, BOUNDED ON THE WEST BY THE EAST LINE OF NORTH LARRABEE STREET AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 40 EXTENDED EAST, ALL IN W.E. DOGGETT'S SUBDIVISION OF BLOCK 23, AFORESAID, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, 76.33 FEET TO THE PLACE OF BEGINNING; THENCE NORTH-WESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID TRACT, 0.97 OF A FOOT; THENCE NORTHEASTERLY PERPENDICULAR TO THE NORTHEASTERLY LINE OF SAID TRACT, 16.58 FEET TO A POINT 37.33 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID TRACT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID TRACT, 21.33 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE NORTHEASTERLY LINE OF SAID TRACT, 0.42 OF A FOOT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID TRACT 5.0 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO THE NORTHEASTERLY LINE OF SAID TRACT, 17.00 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID TRACT, 2.00 FEET; THENCE SOUTHWESTERLY PERPENDICULAR TO THE NORTHEASTERLY LINE OF SAID TRACT, 14.08 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID TRACT, 11.19 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG SAID SOUTH LINE, 19.93 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS, AND AS SHOWN ON PLAT ATTACHED THERETO, DATED AUGUST 10, 1971 AND RECORDED SEPTEMBER 17, 1971 AS DOCUMENT NO. 21625497 AND FILED AS DOCUMENT NO. LF2381839 AND CERATED BY DEED FROM WALPOLE POINT ASSOCIATES L.L.C. ET AL TO OZ PARK TOWNHOMES AND CONDOMINIUMS LLC RECORDED APRIL 13, 2004 AS DOCUMENT NOS. 0410441242 THROUGH 0410441259, BOTH INCLUSIVE.


BOX 15

TICOR 590928

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STATE TAX

STATE OF ILLINOIS



SEP.20.06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000036163

REAL ESTATE TRANSFER TAX
0036300
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP.20.06


REVENUE STAMP

0000036036

REAL ESTATE TRANSFER TAX
0018150
FP326707

CITY TAX

CITY OF CHICAGO



SEP.20.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000001716

REAL ESTATE TRANSFER TAX
0272300
FP 102803

Property of Cook County Clerk's Office

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** * General taxes for 2005 and subsequent years and covenants, conditions, and restrictions of record.

Permanent Index Number (PIN): ~~14-33-171~~²-043-0000
Address(es) of Real Estate: **2126 Lincoln, Chicago, IL 60614**

Dated this 7th day of September, 2006.

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

(SEAL) *RB* (SEAL)
Ryan Bentzen Ami Bentzen
 (SEAL) _____ (SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that RYAN BENTZEN AND AMI BENTZEN, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she/he signed, sealed 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.

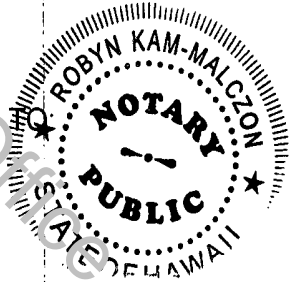
Given under my hand & notary seal, this 7th day of SEPTEMBER, 2006.

Robyn Kam-Malczon
 Notary Public
 Robyn Kam-Malczon
 Expiration Date: November 17, 2006

MAIL TO:
Juliana Walsh
203 N. LaSalle, #1800
1820 N. Honore St
Chicago, IL 60601-120022

SENDER'S SUBSEQUENT TAX BILLS TO:
Kevin Bell
2126 Lincoln

Chicago, IL 60614



This instrument was prepared by:
 Yvonne L. DelPrincipe,
 Attorney at Law,
 3540 W. 95th Street
 Evergreen Park, Illinois 60805