

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS



Doc#: 0715133133 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/31/2007 11:20 AM Pg: 1 of 3

### THE GRANTORS:

Robert E. Upton, III,  
A single person,  
1702 N. Talman

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

**Christopher Benson and Joelle Biondo**

As ~~Tenants by the Entirety, not as Tenants in Common nor as~~ Joint Tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

"See attached legal description"

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

SUBJECT TO: The following, if any: covenants, conditions and restrictions of record: public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006 and subsequent years; the mortgage or trust deed.

Permanent Index Number: 13-36-419-047-0000

Address of Real Estate: 1702 N. Talman Avenue, Chicago, Illinois 60647

Dated this 27<sup>th</sup> day of April, 2007

RE/III  
Robert E. Upton, III

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
508898 \$5,062.50  
05/22/2007 15:39 Batch 07230 84



*3R*

Box 334

1 of 1

UND

SA 3247667

COVINS

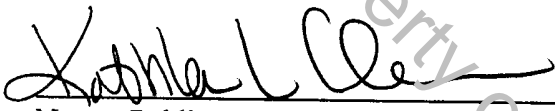
071

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Robert E. Upton, III, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 27 day of April, 2007.

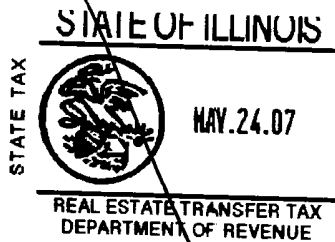
  
\_\_\_\_\_  
Notary Public



This instrument was prepared by: **POWERS & OSFID, LTD.**  
19 S. LaSalle Street, Suite 902  
Chicago, Illinois 60603

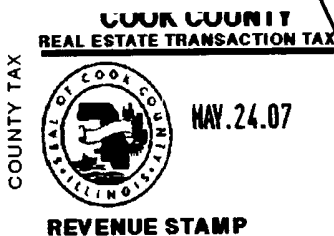
MAIL DEED TO:  
  
Gregory Braun  
217 N. Jefferson, 1<sup>st</sup> Floor  
Chicago, Illinois 60661

MAIL SUBSEQUENT TAX BILLS TO:  
  
Christopher Benson and Joelle Biondo  
1702 N. Talman Avenue  
Chicago, Illinois 60647



REAL ESTATE TRANSFER TAX
0067500
FP 102808

# 0000102371



REAL ESTATE TRANSFER TAX
0033750
FP 102802

# 0000102603

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**STREET ADDRESS:** 1702 N. TALMAN AVENUE

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 13-36-419-047-0000

**LEGAL DESCRIPTION:**

LOT 26 IN FAIRFIELD AND TUDOR'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 5 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office