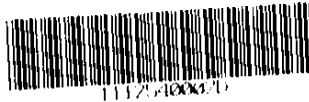


UNOFFICIAL COPY



Doc#: 1112540002 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/05/2011 09:22 AM Pg: 1 of 2

PIN#13-10-202-010-0000
Common Address: 4317 West Summerdale, Chicago, Il 60630

WARRANTY DEED ILLINOIS STATUTORY INDIVIDUAL TO INDIVIDUAL

WARRANTY DEED

THIS WARRANTY DEED, executed this 19th day of April, 2011, by Ellen Benodin, a widow and not remarried, Grantor, with Grantor's tax/mailling address being c/o Benodin, 427 Trace Way, Montgomery, Tx 77316 to Paul Gumina and Ruth Gumina, husband and wife, as tenants by the entirety with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either Grantee, with Grantee's tax/mailling address being 4317 West Summerdale, Chicago, Il 60630

[The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.]

WITNESSETH, That the Grantor, for good and valuable consideration and for the sum of Ten Dollars and no/100ths (\$10.00) in hand paid, by Grantee, the receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto the Grantee all the right, title interest, lien equity and claim, either in law or in equity, which the Grantor has in and to the following described lot or parcel of land, situated in the City of Chicago, County of Cook, State of Illinois, together with all improvements located thereon, subject to all easements, rights-of-way, mineral reservations of record and protective covenants, if any, and General Taxes for the year 2010 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2011,

Described as:

Lot 15 in River's Edge Subdivision, being a subdivision of the Northeast Quarter of Section 10, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded April 5, 1995, as Document No. 95-229405, in Cook County, Illinois.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR, for Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that Grantor has the lawful right to sell and convey the said premises; that the premises are free from all encumbrances, unless otherwise noted herein; that Grantor forever warrants the title to said premises and will defend the title against all claims whatsoever.

BOX 334 CT INT

S Y
P 12
S N
SC Y

SPZ 2011/4/19
A W B
1112540002

Property of Cook County Clerk's Office

UNOFFICIAL COPY

THE PROPERTY BEING CONVEYED:

- 1. is not a part of the homestead of Grantor, or
- 2. is a part of the homestead of Grantor;

and if Grantor is married, the conveyance is joined by both Husband and Wife.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

STATE OF ILLINOIS



MAY.-2.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00505.00
0000000020
FP 103032

Ellen Benodin
 Grantor
 Ellen Benodin

Signature of Witness

Print Name of Witness

[Signature]
 Signature of Witness
 SUE ROBERTS-KURPIS
 Print Name of Witness

Mail after recording to: Preparer Grantee

EX) JOHN L. ELIAS
 8 S. MICHIGAN #2100
 CHICAGO IL 60603

Send Tax Statements to: Ruth & Paul Gumina

4317 West Summerdale Avenue,
 Chicago, IL 60630

This document, including legal description, prepared/drafted:

SUE ROBERTS-KURPIS, ESQ.
 3845 West 58th Place
 Chicago, IL 60629
 773 284 0980

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 MAY.-2.11
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
0025250
000008139
FP 103034

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me this 19th day of April, 2011 by Ellen Benodin, grantor.

Notary Public (Signature)

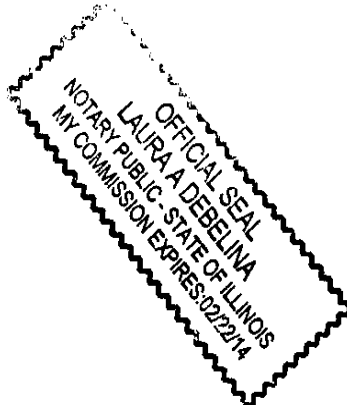
Printed Name of Notary

[Signature]
 Laura A. Debelina

Title (Seal)

My Commission Expires on _____

loser



CITY OF CHICAGO



MAY.-2.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
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FP 103033