

UNOFFICIAL COP

WARRANTY DEED

US 201121793ML

THE GRANTORS, ROBERT D. BENSON, a widower who has not since remarried, currently of La Grange, Illinois, and

yoyce E. KENNEDY, a widow who has not since remarried, by Robert Drew Benson, Agent under Illinois Statutory Short Form Power of Attorney for Property dated October 25, 2007, also of the La Grange, Illinois.

Doc#: 1120742070 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/26/2011 11:02 AM Pg: 1 of 2

for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

KENDAL CROSS, a single woman, currently of 1366 S. Finley Road, Lombard, Illinois, as Grantee

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

UNIT 2 IN LA GRANGE'S MADISON AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED P.F.AL ESTATE:

THE SOUTH 20 FEET OF THE NORTH 30 FEET OF THE FAST 63 FEET OF THE WEST 88 FEET OF LOT 12, THE NORTH 10 FEET OF LOT 12 (EXCEPT THE EAST 42 FEET THEREOF), AND ALL OF LOT 14 IN BLOCK 16 IN COSSITT'S FIRST ADDITION TO LA GRANGE, BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 4. TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. I YING NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD AND SOUTH SOF NAPERVILLE ROAD OR OGDEN AVENUE, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 20, 1984 AS DOCUMENT 27220216 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON CELEMENTS, IN COOK COUNTY, ILLINOIS.;

Subject only to: general real estate taxes not due and payable as of this date, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property as a residential condominium unit.

hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED **PROPERTY HERE:** 17 N. Madison Avenue, Unit #2, La Grange, Illinois 60525 DATED this _ 8 # day of (SEAL) (SEAL) JOYCE E. KENNEDY, by Robert Drew Benson, SON. Grantor Agent under Illinois Statutory Short Form Power of Attorney for Property dated October 25, 2007. Grantor STATE OF ILLINOIS I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT D. BENSON (a/k/a Robert Drew Benson), COUNTY OF Cook individually and as Agent for Joyce E. Kennedy under Illinois Statutory Short Form Power of Attorney for Property dated October 25, 2007 is personally known to me to be the same person whose name is subscribed to the foregoing instrument, that he appeared before me this sey in person, and acknowledged that he signed, sealed and delivered the said instrument as his f.ee 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 official seal, this OFFICIAL SEAL MARY E NOYSZEWSKI **NOTARY PUBLIC - STATE OF ILLINOIS** MY COMMISSION EXPIRES:10/01/11 My Commission Expires STATE OF ILLINOIS REAL ESTATE THIS INSTRUMENT WAS PREPARED BY: TRANSFER TAX Robert R. Ekroth, Esq. JUL.19.11 ROBERT R. EKROTH LAW OFFICE, INC. **0013750** 15 Sait Creek Lane, Suite 122 Hinsdale, Illinois 60521 REAL ESTATE TRANSFER TAX FP 103032 DEPARTMENT OF REVENUE MAIL RECORDED DEED TO: SEND SUBSEQUENT TAX BILLS TO: Dean G. Galanopoulos, Esq. Kendal Cross Galanopoulos & Galgan 17 N. Madison Avenue, Unit #2 340 W. Butterfield Road La Grange, Illinois 60525 Elmhurst, IL 60126-5068 REAL ESTATE COOK COUNTY 1296000000 TRANSFER TAX JUL. 19.11 0006875

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