

UNOFFICIAL COPY

AF 1300039 102



Doc#: 1320635144 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2013 03:39 PM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)

THE GRANTORS:

**ROY J. KING and
JENNIFER DURHAM KING,**

Husband and wife,
of the City of Chicago,
State of Illinois, for and
in consideration of Ten and
no/100 Dollars (\$10.00) in
hand paid, and other good
and valuable consideration,
CONVEY and WARRANT to
SCOTT T. BENKEN and JAMIE J. BENKEN, husband and wife,

Not as joint tenants, not as tenants in common, but as TENANTS BY THE ENTIRETY,
the following described Real Estate situated in the County of Cook, in the State of Illinois, to
wit:

SEE LEGAL DESCRIPTION ATTACHED

Subject to the following permitted exceptions, if any.: covenants, conditions, and restrictions of
record; public and utility easements; general real estate taxes for 2012 and subsequent years;
the mortgage or trust deed and acts done or suffered by or through the Purchaser.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois. TO HAVE AND TO HOLD said premises, Not as joint tenants, not as
tenants in common, but as TENANTS BY THE ENTIRETY, forever.

Mail to:
STREET ADDRESS: 1940 South Prairie Avenue, Unit 21, Chicago, Illinois 60616
PIN: 17-22-308-051-1005

DATED THIS 27 DAY OF JUNE, 2013.

ROY J. KING

JENNIFER DURHAM KING

S 4
P 2
S 11
SC 4
INTB 1

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY that ROY J. KING and JENNIFER DURHAM
KING, known to me to be the same persons whose names are subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that they signed, sealed and
delivered the said instrument as their free and voluntary act, for the uses and purposes therein set
forth.

Given under my hand and official seal, this 27th day of June, 2013.

NOTARY PUBLIC

SEAL



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste.
140, Lincolnwood, Illinois 60712.

Mail To: Same →

Send Subsequent Tax Bills To: Scott Benken #01
1940 S. Prairie Ave
Chicago, IL 60616

UNOFFICIAL COPY

Address Given: 1940 South Prairie Avenue; Unit 21
Chicago, IL 60616

Property Tax No(s): 17-22-308-051-1005

Legal Description:


PARCEL 1:



UNIT 21 IN THE COMMONWEALTH ON PRAIRIE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 4 IN BLOCK 13 IN ASSESSORS DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF LOTS 12 THROUGH 17 IN BLOCK 4 IN WILLIAM JONES' ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 4 AFORESAID 54.62 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 50 MINUTES 55 SECONDS EAST 50.18; THENCE NORTH 00 DEGREES 00 MINUTES 00 EAST 72.86 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 EAST 25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 37.0 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 25.0 FEET; NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 72.70 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 24 SECONDS WEST 50.10 FEET TO THE WEST LINE OF TRACT; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 182.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010912803 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-21, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010912803.

REAL ESTATE TRANSFER		07/12/2013
	CHICAGO:	\$3,442.50
	CTA:	\$1,377.00
	TOTAL:	\$4,819.50
17-22-308-051-1005 20130701600264 851PUB		

REAL ESTATE TRANSFER		07/12/2013
	COOK	\$229.50
	ILLINOIS:	\$459.00
	TOTAL:	\$688.50
17-22-308-051-1005 20130701600264 NBQS7M		