

UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY



Doc#: 1423322091 Fee: \$42.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/21/2014 03:13 PM Pg: 1 of 3

PROPERTY OF COOK COUNTY CLERK'S OFFICE

THE GRANTOR(S), Jose A. Benvenuti and Jamie A. Benvenuti, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Nadezda D. Rakic, Unmarried widow of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:**

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Special taxes or assessments for improvements not yet completed, Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 17-04-217-136-1039

Address(es) of Real Estate: 1344 N. Dearborn Parkway, Unit 12B, Chicago, IL 60610

Dated this 12<sup>th</sup> day of August, 2014

Jose A. Benvenuti  
Jose A. Benvenuti

Jamie A. Benvenuti  
Jamie A. Benvenuti

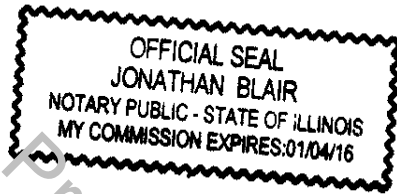
AP 140358 1-21-500

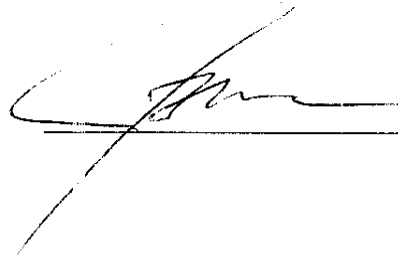
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jose A. Benvenuti and Jamie A. Benvenuti, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12<sup>th</sup> day of August, 2014



 (Notary Public)


**Prepared By:** Bradford Miller Law PC  
134 N. LaSalle, Suite 1040  
Chicago, IL 60602



**After Recording Mail To:**

IVAN RANIC PC  
1011 LaSalle St., #309  
Oak Park, IL 60301

**Name & Address of Taxpayer:**

NARDEZA RANIC  
1409 Burr Oak Rd. #108A  
Hinsdale, IL 60521

REAL ESTATE TRANSFER TAX	20-Aug-2014
	<b>CHICAGO:</b> 1,035.00
	<b>CTA:</b> 414.00
	<b>TOTAL:</b> 1,449.00
17-04-217-136-1039   20140801622136   0-580-221-056	

REAL ESTATE TRANSFER TAX	21-Aug-2014
 	<b>COUNTY:</b> 69.00
	<b>ILLINOIS:</b> 138.00
	<b>TOTAL:</b> 207.00
17-04-217-136-1039   20140801622136   1-275-558-016	

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## Exhibit A

UNIT NUMBER 12-B IN 1344 NORTH DEARBORN PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 AND THE NORTH 1/2 OF LOT 5 IN THE SUBDIVISION OF BLOCK 15 (EXCEPT THE NORTH 47 10/12 FEET) IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO LOT 6 AND THE SOUTH 1/2 OF LOT 5 IN BORDEN MILLER AND WOOLFING'S SUBDIVISION OF BLOCK 15 (EXCEPT THE NORTH 47 10/12 FEET THEREOF) IN BRONSON'S ADDITION TO CHICAGO;

WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99936671, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein