

774-19596 (105) 100 #52



TENANCY BY THE ENTIRETY
WARRANTY DEED
Statutory (Illinois)
(individual to individual)

Doc#: 1426817042 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2014 02:06 PM Pg: 1 of 3

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS
Craig P. Bengel and Sara E. Bengel,
A Married Couple
6920 Dickson Dr.
Grand Ledge, MI 48837

Above Space for recorder's use only

of the City of Chicago, County of Cook State of Illinois for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable considerations \$10.00 in hand paid, CONVEYS and WARRANTS to:

Tyler Roberts & Alison Roberts
~~123 Green Street, Chicago, IL 60607~~

904 W. FLETCHER ST APT 3, CHICAGO, IL 60657

As 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 Exhibit A attached hereto.

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 forever. SUBJECT TO: general real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Permanent Real Estate Index Number: 14-29-204-043-1003
Address of Real Estate: 904 W. Fletcher St., Unit 3, Chicago, IL 60657

Dated this 13 day of August, 2014

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

TEK TITLE, L.L.C.
272ⁿ S. River Road, Suite 233
Des Plaines, IL 60018

Sara E. Bengel (SEAL)
Sara E. Bengel
Craig P. Bengel (SEAL)
Craig P. Bengel

S Y
P 3
S A
SC A
INT

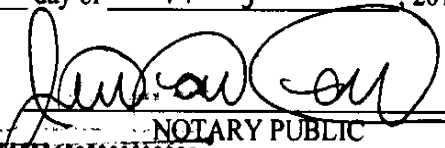
UNOFFICIAL COPY

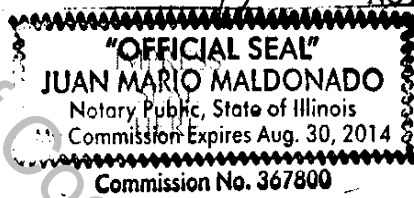
STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

I, Juan Mario Maldonado the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sara E. Bengel & Craig P. Bengel, personally 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 a 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 13th day of Aug., 2014

My commission expires on Aug. 30, 2014


NOTARY PUBLIC



This instrument was prepared by: Ashen/Falkner, 217 N. Jefferson St., Suite 601, Chicago, IL 60661
(Name and Address)

MAIL TO:

Chad M. Poznansky, Esq.
(Name)

150 N. Michigan Ave, Ste. 2700
(Address)

Chicago, IL 60601
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Tyler + Alison Roberts
(Name)

904 W. Fletcher St, #3
(Address)

Chicago, IL 60657
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

REAL ESTATE TRANSFER TAX

10-Sep-2014



CHICAGO:	3,262.50
CTA:	1,305.00
TOTAL:	4,567.50

14-29-204-043-1003 | 20140801620865 | 0-376-218-752

REAL ESTATE TRANSFER TAX

10-Sep-2014



COUNTY:	217.50
ILLINOIS:	435.00
TOTAL:	652.50

14-29-204-043-1003 | 20140801620865 | 1-847-231-616

UNOFFICIAL COPY

ALTA Plain Language Commitment (6-17-06)

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE A

Order Number: tt14-19596

Commitment Number:

EXHIBIT A

PARCEL 1:

UNIT 3 IN THE 904 WEST FLETCHER CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 25 FEET OF LOT 7 IN BLOCK 2 IN GEHRKE AND BRAUCKMANN'S SUBDIVISION OF OUTLOT OF BLOCK 1 (EXCEPT 4.28 ACRES IN THE NORTH PART OF SAID BLOCK 1 LYING WEST OF GREEN BAY ROAD NOW CLARK STREET) OF CANAL TRUSTEE SUBDIVISION OF THE EAST 1/2, OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0536245125, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACES P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0536245125.

PIN NO. 14-29-204-043-1003

COMMONLY KNOWN AS 904 W FLETCHER ST, 3, CHICAGO, IL 60657