

# UNOFFICIAL COPY

WARRANTY DEED

ST201146-35515  
1/26



WHEN RECORDED, MAIL TO:

Deanna S. Ryan, Esq.  
1121 W. Wrightwood Avenue  
Chicago, Illinois 60614

Doc#: 1511719077 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/27/2015 03:35 PM Pg: 1 of 2

SEND SUBSEQUENT TAX BILLS TO:

Bradford Benson  
1028 N. Hermitage Avenue, Unit 3  
Chicago, Illinois 60622

GRANTOR, **Mark J. Segrist**, married to **Angela Stone**, husband and wife, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **Bradford Benson**, of Chicago, Illinois, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

### SEE ATTACHED LEGAL DESCRIPTION

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index No.: 17-06-417-047-1003

Property Address: 1028 N. Hermitage Avenue, Unit 3, Chicago, Illinois 60622.

Subject to the following, if any: (1) General real estate taxes for the year 2014-2<sup>nd</sup> installment and subsequent years; (2) public and utility easements of record, if any; (3) covenants, conditions and restrictions of record, if any; (4) Purchaser's mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this 6<sup>th</sup> Day of April, 2015.

DATED this 6<sup>th</sup> Day of April, 2015.

Mark J. Segrist

Angela Stone

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that MARK J. SEGRIST and ANGELA STONE, husband and wife, 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 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 notary seal, this 6<sup>th</sup> Day of April, 2015.

My commission expires 7/15/17

Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613



### REAL ESTATE TRANSFER TAX

15-Apr-2015



CHICAGO:	4,001.25
CTA:	1,600.50
TOTAL:	5,601.75

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ALTA Commitment (p/17/06)

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

### Exhibit A - Legal Description



**PARCEL 1:**

UNIT 3 IN THE 1028 N. HERMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 6 IN BLOCK 12 IN JOHNSTON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1215129054, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1215129054.

REAL ESTATE TRANSFER TAX		21-Apr-2015
	COUNTY:	266.75
	ILLINOIS:	533.50
	TOTAL:	800.25
17-06-417-047-1003   20150401679706   1-638-159-744		

Property of Cook County Clerk's Office