



1512133029

PREPARED BY:

Parikh Law Group, LLC
Ronak Desai
150 S. Wacker Dr., Ste. 2600
Chicago, IL 60606

Doc#: 1512133029 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/01/2015 09:50 AM Pg: 1 of 2

MAIL TAX BILL TO:

James & Maricela Talamonti
1940 S Prairie Avenue, Unit 21
Chicago, Illinois 60616

MAIL RECORDED DEED TO:

James & Maricela Talamonti, Unit 21
1940 S Prairie Avenue
Chicago, Illinois 60616

TENANCY BY THE ENTIRETY WARRANTY DEED

Illinois

THE GRANTOR(s) Scott Benken and Jamie Benken, husband and wife, as Tenants by the Entirety, 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 in hand paid, CONVEY(s) and WARRANT(s) to James R. Talamonti and Maricela Talamonti, husband and wife, of the State of Illinois, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 17-22-307-051-1005

Property Address: 1940 South Prairie Avenue, Unit 21, Chicago, Illinois 60616

SUBJECT TO: General taxes for all of 2014 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.
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 in TENANCY BY ENTIRETY forever.

Dated this 23rd Day of April 2015

Scott Benken
Scott Benken

Jamie Benken
Jamie Benken

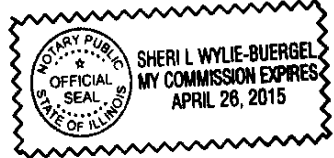
S N
P 2
S N
SC Y
INT B

State of Illinois, County of Cook, I, undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY that, Scott Benken and Jamie Benken are 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 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 23rd day of April, 2015.

Sheri L. Wylie-Buergel
Notary Public

My commission expires: 4/26/2015



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uc.

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EXHIBIT "A" 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 TAX		27-Apr-2015
	CHICAGO:	4,792.50
	CTA:	1,917.00
	TOTAL:	6,709.50
17-22-308-051-1005 20150401680592 1-667-683-712		

REAL ESTATE TRANSFER TAX		27-Apr-2015
 	COUNTY:	319.50
	ILLINOIS:	639.00
	TOTAL:	958.50
17-22-308-051-1005 20150401680592 0-575-198-592		