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Doc#: 1520141071 Fee: \$42.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2015 03:12 PM Pg: 1 of 3

This document prepared by:
WEINGARTEN AND ADLER)
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After recording
return to:)
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MICHAEL Z MARGULIA
4709 W GOLF
STE 475
SKOKIE, IL 60076)
)
)

FIDELITY NATIONAL TITLE
SC19015622

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10-36-112-044-0000
(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR(S) Mordechai Polstein and Aliza Polstein, husband and wife, of Chicago, County of COOK, state of Illinois, hereinafter "Grantor," for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt, and sufficiency of which is hereby acknowledged, does hereby convey and warrant to Benjamin Garden and Lauren A. Garden, his wife, as tenants by the entirety, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of COOK, State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

ALSO KNOWN AS: 2820 W. Morse Ave. Chicago, IL 60645

SUBJECT to all easements, rights-of-way, protective covenants of record, if any.

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 same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 30th day of June, 2015.

Mordechai Polstein

Aliza Polstein

1 of 2

BOX 15


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INT AB

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STATE OF ILLINOIS }
 }
COUNTY OF COOK }


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mordechai Polstein and Aliza Polstein, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that said individuals signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and notarial seal this the 30th day of June, 2015.



Notary Public
(SEAL)



REAL ESTATE TRANSFER TAX		08-Jul-2015
	CHICAGO:	3,300.00
	CTA:	1,320.00
	TOTAL:	4,620.00
10-36-112-044-0000 20150601600775 0-010-089-344		

REAL ESTATE TRANSFER TAX		08-Jul-2015
	COUNTY:	220.00
	ILLINOIS:	440.00
	TOTAL:	660.00
10-36-112-044-0000 20150601600775 1-874-523-008		

Grantee(s) Name, Address:



SEND TAX STATEMENTS TO GRANTEE

Benjamin Garden
2820 W. MORSE
CHICAGO, IL 60645

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LEGAL DESCRIPTION

Order No.: SC15015622

For APN/Parcel ID(s): 10-36-112-044-0000

For Tax Map ID(s): 10-36-112-044-0000

LOT 9 IN HARRY M. GOLDBERG'S RESUBDIVISION OF PART OF LOTS 1 AND 3 IN THE CIRCUIT COURT PARTITION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOT A AND LOTS 53 AND 54 IN DEER PARK, BEING A RESUBDIVISION OF LOTS 2 AND PART OF LOTS 1 AND 3 IN CIRCUIT COURT PARTITION, AFORESAID, IN COOK COUNTY, ILLINOIS.

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