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WARRANTY DEED
Illinois

Doc#: 1521529041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2015 12:25 PM Pg: 1 of 3

THE GRANTORS, **Christopher B. Lynn and Mary A. Lynn**, of the City of River Forest, County of Cook State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) TO **Henry Densham and Lauren Densham**, ^{married to each other} ~~not as tenants~~ in common, not as joint tenants, * of 1945 W. Evergreen #2R, Chicago, IL 60627 of the County of _____, all interest in the following described real estate situated in the County of Cook in the State of Illinois:

Legal Description: See **Exhibit A**, attached hereto and incorporated herein by reference.
Permanent Index Number: **14-31-139-058-0000** ✓
Commonly known as: **2052 W. Armitage Unit B, Chicago, Illinois 60647**

SUBJECT TO: (a) covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

(b) terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

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.

Dated this 1st day of July, 2015.

REVIEWER *RJ*

Chris Lynn

Christopher B. Lynn

Mary Lynn

Mary A. Lynn

* But as tenants by the entirety

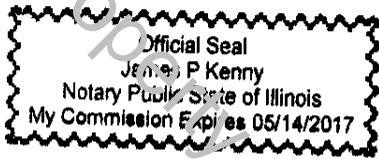
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State of Illinois)
) ss
 County of DuPage


I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Christopher B. Lynn and Mary A. Lynn are 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.

Given under my hand and official seal this 29th day of June, 2015.





[Signature]
 Notary Public

Prepared by:
 James P. Kenny
 James P. Kenny, P.C.
 135 South LaSalle St., Ste. 2200
 Chicago, IL 60603

REAL ESTATE TRANSFER TAX		28-Jul-2015
	CHICAGO:	3,990.00
	CTA:	1,596.00
	TOTAL:	5,586.00
14-31-139-058-0000 20150601600807 1-952-947-072		

Mail To:
 Joe Talarico
 Talarico Law Group
 15000 South Cicero Ave.
 Oak Forest, IL 60452

REAL ESTATE TRANSFER TAX		28-Jul-2015
	COUNTY:	266.00
	ILLINOIS:	532.00
	TOTAL:	798.00
14-31-139-058-0000 20150601600807 1-281-858-432		

Name and Address of Taxpayer:
 Henry Lowell Ashley Densham and
 Lauren Louise Smith Densham
 2052 W. Armitage, Unit B, Chicago,
 Illinois 60647

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EXHIBIT A

PROPERTY INDEX NUMBER(S): 14-31-139-058-0000

PROPERTY ADDRESS: 2052 W. Armitage, Unit B, Chicago, Illinois 60647

LEGAL DESCRIPTION:

PARCEL 1: THE NORTH 18.90 FEET OF THE SOUTH 39.65 FEET OF THAT PART OF THE EAST 37.50 FEET OF THE FOLLOWING DESCRIBED TRACT:

LOTS 5, 6, 7, 8 AND 9 IN BLOCK 9 IN SHERMAN'S ^{Additional} ~~ASSITION~~ TO HOLSTEIN, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ARMITAGE PARK TOWNHOUSES RECORDED JUNE 12, 1998, AS DOCUMENT 98497681 FOR INGRESS AND EGRESS.

County of Cook County Clerk's Office