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WARRANTY DEED

WHEN RECORDED MAIL TO:

David L. Goldstein
David L. Goldstein & Associates, L.L.C.
35 East Wacker Dr, Suite 650
Chicago, Illinois 60601

SEND TAX BILLS TO:

Les S. Nagy
Charlotte S. Nagy
1411 N. State Parkway
Unit 3S
Chicago, Illinois 60610



1523222031D

Doc#: 1523222031 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2015 10:14 AM Pg: 1 of 3

Above Space for Recorder's Use Only

The **GRANTORS, Craig Benson and Katherine Benson**, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby **CONVEY and WARRANT** unto the **GRANTEES, Les S. Nagy and Charlotte S. Nagy**, husband and wife, of 3953 Washington Street, San Francisco, California 94118, not as Tenants in Common or as Joint Tenants, but as **TENANTS BY THE ENTIRETY**, the following described real estate situated in the County of Cook, State of Illinois, to wit:

See attached Exhibit -A-

Property Address: **1411 N. State Parkway, Unit 3S, Chicago, Illinois 60610 and Parking Space #P-11**

Permanent Index Numbers: **17-03-102-037-1009**
17-03-102-037-1025 (parking space, P-11)

Subject only to the following, if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use of the Property as a condominium home; public and utility easements; acts done by or suffered through Buyer; condominium declaration and bylaws, if any; and general Real Estate taxes not yet due and payable at the time of Closing.

Box 334
G24 3

15 NW 2017 326 WC / crcl / submrgent / 1061 / noal

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IN WITNESS WHEREOF, the Grantors, **Craig Benson** and **Katherine Benson**, have caused their names to be signed to this instrument, as hereinafter provided:

Dated: 8/6/15

Craig Benson
CRAIG BENSON

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Craig Benson**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act and deed, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 6 day of August, 2015

Sharon M. Alvarez
Notary Public

My commission expires: December 03, 2017



Dated: 8/6/15

Katherine Benson
KATHERINE BENSON

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

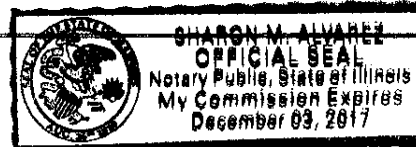
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Katherine Benson**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the same instrument as her free and voluntary act and deed, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 6 day of August, 2015.

Sharon M. Alvarez
Notary Public

My commission expires: December 03, 2017

THIS INSTRUMENT WAS PREPARED BY:
Peter J. Latz & Associates LLC
104 N. Oak Park Avenue, Suite 200
Oak Park, Illinois 60301



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Exhibit -A-

Property Address: **1411 N. State Parkway, Unit 3S, Chicago, Illinois 60610
and Parking Space #P-11**

Permanent Index Numbers: **17-03-102-037-1009
17-03-102-037-1025 (parking space)**


Legally described as follows:



PARCEL 1:

UNIT NUMBER 1411-3S, IN THE 1411 STATE PARKWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 23 TO 27, BOTH INCLUSIVE, IN BLOCK 3 IN THE CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, BEING A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25368070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-11, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION AFORESAID RECORDED AS DOCUMENT 25368070.

REAL ESTATE TRANSFER TAX		18-Aug-2015
	CHICAGO:	12,093.75
	CTA:	4,837.50
	TOTAL:	16,931.25
17-03-102-037-1009 20150801616598 1-327-735-856		

REAL ESTATE TRANSFER TAX		18-Aug-2015
	COUNTY:	806.25
	ILLINOIS:	1,612.50
	TOTAL:	2,418.75
17-03-102-037-1009 20150801616598 2-107-000-704		