

UNOFFICIAL COPY



WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1601534034 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/15/2016 10:54 AM Pg: 1 of 2

ORT File No.: 1564255

1/2

THE GRANTORS, **JAMES L. BENDEL** and **TERESE A. BENDEL**, a married couple, and **STEVEN RANNOCHIO**, as the Independent Executor of the Estate of **Marianne S. Bendel, Deceased** (pursuant to Letters of Office issued on April 24, 2015), for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **LAWRENCE A. LOSTER** and **DIANE R. LOSTER**, a married couple, as joint tenants with rights of survivorship, of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 10 IN BLOCK 12 IN MCINTOSH BROTHERS IRVING PARK BOULEVARD ADDITION TO CHICAGO OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-17-413-030-0000

Address of Real Estate: 4130 NORTH MASON AVENUE, CHICAGO, ILLINOIS 60634

SUBJECT TO: 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; general real estate taxes not due and payable at the time of Closing; and existing tenancies.

*4847 N. Drake Ave, Chicago, IL 60618

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

Dated: January 6, 2016.

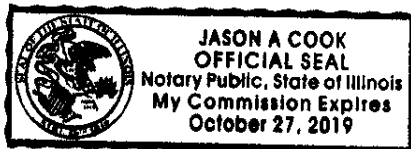
James Bendel
JAMES L. BENDEL

Terese Bendel
TERESE A. BENDEL

STATE OF ILLINOIS / COUNTY OF COOK) SS

The undersigned Notary Public certifies that JAMES L. BENDEL and TERESE A. BENDEL, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on January 6, 2016 in person, and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth.

Jason A Cook
Notary Public




Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

CCRD REVIEWER Re

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Steven Rannochio
 STEVEN RANNOCHIO, as the Independent
 Executor of the ESTATE OF MARIANNE
 S. BENDEL, Deceased

REAL ESTATE TRANSFER TAX		14-Jan-2016
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *
13-17-413-030-0000 20160101658662 0-955-055-168		

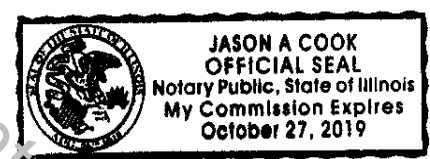
* Total does not include any applicable penalty or interest due.

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)



The undersigned Notary Public certifies that STEVEN RANNOCHIO, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on January 6, 2016 in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth.

Jason A. Cook
 Notary Public

Prepared by:
 Jason A. Cook, Esq.
 Sethna & Cook, P.C.
 400 S. County Farm Road, Suite 110
 Wheaton, Illinois 60187



Mail to:
 David P. Gaughan, Esq.
 5932 West Lawrence Avenue
 Chicago, Illinois 60630

REAL ESTATE TRANSFER TAX		14-Jan-2016
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50
13-17-413-030-0000 20160101658662 0-377-170-624		

Name and Address of Taxpayer:
 Lawrence & Diane Loster
 4847 N. Drake Ave
 Chicago, IL 60618