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Doc#: 1618155113 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2016 10:24 AM Pg: 1 of 5

WARRANTY DEED

Jose R. Quintans and Ruth M. Benca, husband and wife, 5201 S. Cornell Ave., Unit 15B, Chicago, IL 60615 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Turhan P. Brown**, 5140 S. Hyde Park, Chicago, IL 60615("Grantee"), 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: 20-12-108-039-1057

Address of Real Estate: 5201 S. Cornell Ave., Unit 15B, Chicago, IL 60615

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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

mail to
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601

PT16 - 30319

1 of 3

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GREENACRE TITLE
as an Agent for Chicago Title Insurance Company
1601 SHERMAN AVE., SUITE 200, EVANSTON, IL 60201

Commitment No.: PT16-30319

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
5201 S. CORNELL AVE., UNIT 15B
Chicago, IL 60615
Cook County

The land referred to in this Commitment is described as follows:

UNIT 15B AS DELINEATED ON PLAT OF SURVEY OF LOTS 27, 28, 29, 30, 31 AND 32
(EXCEPTING THEREFROM THE EASTERLY 25 FEET OF SAID LOTS 27, 28, 29, 30, 31 AND 32 ALSO
EXCEPTING THE SOUTHERLY 24.56 FEET OF SAID LOT 27 LYING WEST OF THE EASTERLY 25 FEET OF
SAID LOT) ALL IN BLOCK 18 IN HYDE PARK BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH
EAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 11 AND THE NORTH
PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS WHICH SURVEY IS ATTACHED AS
EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST
COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1967 AND KNOWN AS
TRUST NUMBER 51090 RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS
DOCUMENT 20829588 IN COOK COUNTY, ILLINOIS.

Commonly known as 5201 S CORNELL AVE UNIT 15B, Chicago, Illinois 60615
Parcel ID(s): 20-12-108-039-1037

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

14-Jun-2016



CHICAGO:

1,087.50

STA:

435.00

TOTAL:

1,522.50

20-12-108-039-1037 | 20160601614054 | 0-285-844-800

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

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14-Jun-2016

REAL ESTATE TRANSFER TAX



COUNTY:
ILLINOIS:
TOTAL:

72.50
145.00
217.50

20-12-108-039-1037

20160601614054

1-551-017-280

Property of Cook County Clerk's Office