UNOFFICIAL COPY

Doc#: 1618155113 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/29/2016 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 60015 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to voit:

See attached legal description

Permanent Real Estate Index Number: 20-12-108-039-1037

Address of Real Estate: 5201 S. Cornell Ave., Unit 15B, Chicago II 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 Peal 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.

Proper Title, LLC
180 N. Lasalle Ste. 1920
Chicago, IL 60601
PTIO - 30319

UNOFFICIAL COPY

Jose R. Pulntans

Jose R. Pulntans

Ruth M. Benca

A public notary or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Jose R. Quintans and Puth M. Benca 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 and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 21 day of MAY, 2016

Notary Public J.B. S

J.B. Swan III, Notary Public

Commission expires: 08/15/2018

Prepared By:

Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Turhan P. Brown 5201 S. Cornell Ave. Unit 15B Chicago, IL 60615

J. E. 3WAN III
Commission - 207 5057
Notary Public - Carfernia
Orange Councy
My Comm. Expires Aug 15, 2018

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UNOFFICIAL COPY

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 ir. this Commitment is described as follows:

UNIT 15B AS DELINEAT ET) 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 TO GETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINI'S IN 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.

60. Clarts Office Commonly known as 5201 S CORNELL AVE UNIT 15B, Chicago, Ill,nois 60615

Parcel ID(s): 20-12-108-039-1037

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REAL ESTATE TRANSFER TAX

CHICAGO:

14-Jun-2016 Z

1,087.50

435.00

ETA:

JOTAL:

1,522.50

20-12-108-039-1037 | 20160601614054 | 0-285-844-806

* Total does not include any applicable penalty or interest due

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0 14-Jun-2016 14-Jun-2016 72.501 145.00 217.50

REAL ESTATE TRANSFER TAX

SIONIT TOURS: COUNTY:

1-551-017-280

20-12-108-039-1037 | 20160601614054