

# UNOFFICIAL COPY

Doc#: 1626055084 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/16/2016 11:00 AM Pg: 1 of 3

## WARRANTY DEED

Prepared by:  
**Hollis S. Steadman**  
110 E. Sheridan Road  
Lake Bluff, Illinois 60044

Dec ID 20160901654319  
ST/CO Stamp 0-007-584-576 ST Tax \$328.00 CO Tax \$164.00  
City Stamp 0-977-828-672 City Tax: \$3,444.00

Mail to:  
Mr. C. J. Lamb  
444 N. Michigan Avenue  
Chicago, Illinois 60611

THE GRANTOR DAVID KAPLAN, a married man,  
For and in consideration of the sum of Ten  
And no/100 Dollars, and other good and  
Valuable consideration in hand paid,

CONVEYS AND WARRANTS TO  
BRYCE AUSTELL and RICHARD BENSON, as JOINT TENANTS WITH RIGHTS  
OF SURVIVORSHIP

The following described real estate situated in the County of Cook in the State of Illinois,  
to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Subject to: Covenants, conditions and restrictions of record, that do not unreasonably  
interfere with Buyer's use and enjoyment of the property; public and utility easements,  
acts done by or suffered through Buyer; all special governmental taxes or assessments  
confirmed and unconfirmed; condominium declaration and bylaws, if any; and general  
real estate taxes not yet due and payable at the time of Closing.

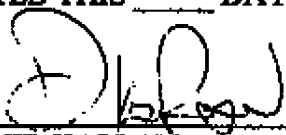
COMMONLY KNOWN AS: 1701 N. Damen Avenue, Unit 302, Chicago, Illinois  
60647

P.I.N.: 14-31-416-044-1020

60647-5547

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR

DATED THIS 13 DAY OF SEPTEMBER, 2016

  
\_\_\_\_\_  
DAVID KAPLAN



# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT 302 IN BUCKTOWN GARDENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 36 (EXCEPT THE NORTH 3 FEET THEREOF) AND LOTS 37, 38, 39, 40, 41 AND 42 IN BLOCK 37, TOGETHER WITH THE EAST AND WEST VACATED ALLEY, LYING SOUTH AND ADJOINING SAID LOT 37 AND LYING NORTH OF AND ADJOINING LOTS 38 TO 42, IN SAID BLOCK 37 ALL IN RANDOLPH SMITH'S SUBDIVISION OF CERTAIN BLOCKS, IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93357552, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P24 AND S8, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93357552.