# **UNOFFICIAL COPY**

WARRANTY DEED

Prepared by: Hollis S. Steadman 110 E. Sheridan Road Lake Bluff, Illinois 60044 Doc#. 1626055084 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/16/2016 11:00 AM Pg: 1 of 3

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, Minois 60611

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

CONVEYS AND WARRASTIS 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; Jublic and utility easements, acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylavis. 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, Winois 60647- 5547

60647

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

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR

DATED THIS 13 DAY OF SEPTEMBER, 2016

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State of Illinois	)		
County of Lake	)	)	<b>S</b> S

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTFY that DAVID KAPLAN personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in preson and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hard and seal, this 13 day of September, 2016.

NOTARY PUBLIC

Send Subsequent tax bills to: Bryce Austeil Richard Benson 1701 N. Damen #302 Chicago, Illinois 60647

HOLLAS S. STEADMAN
NOTARY PUBLIC - STATE OF ELLINOIS
NY COMMISSION EXPLA DECEMBER 24, 2018

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#### **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 RANDO, PH 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 FRINCIPAL 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.