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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

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Doc#: 1705222035 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/21/2017 09:44 AM Pg: 1 of 4

Dec ID 20170201613109
ST/CO Stamp 0-987-538-112 ST Tax \$235.00 CO Tax \$117.50
City Stamp 0-848-908-992 City Tax: \$2,467.50

THE GRANTOR, TZVI ATKIN, a married man, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, hereby WARRANTS and CONVEYS to HOWARD BENDITZSON & SHOSHANA BENDITZSON, husband and wife, as tenants by the entirety, GRANTEE, of 6031 N. Lawndale, Chicago, Cook County, IL 60659 (GRANTEE's address), all interest in the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

See attached Legal Description

SUBJECT TO:

Covenants, conditions and restrictions of record; building lines and easements; and general taxes for the year 2016 and subsequent years not yet due;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 10-36-100-015-1201

Address of the Real Estate: 7141 N. Kedzie Ave., Unit 1415, Chicago, IL 60645

Dated this 15th day of February, 2017.

Tzvi Atkin

Davida Atkin, for the purpose of releasing homestead

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tzvi Atkin and Davida Atkin, personally known to me to be the same persons whose names are subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of February, 2017.

Larry A. Chambers (Notary Public)



Prepared By: Larry A.Chambers
Attorney at Law
3856 Oakton St.
Skokie, IL 60076

Mail To:
Jeffrey Gutman
Attorney at Law
4018 N. Lincoln Ave.
Chicago, IL 60618

Name & Address of Taxpayer:
Howard Benditzson
7141 N. Kedzie Ave., Unit #1415
Chicago, IL 60645

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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 16ST08017SK

For APN/Parcel ID(s): 10-36-100-015-1201

Parcel 1:

Unit 1415 as delineated on the Plat of Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, (except the North 33 feet thereof, the East 698 feet thereof, and the West 40 feet thereof and except therefrom that part described as follows:

Beginning on the South Line of West Touhy Avenue at a point 26 feet East of the intersection of the East Line of North Kedzie Avenue and the South Line of West Touhy Avenue; thence South parallel to South Line of North Kedzie Avenue, 100 feet; thence Southwest 352.26 feet to a point on said East Line of North Kedzie Avenue, said point being 450.0 feet South of said South Line of West Touhy Avenue; thence North Along said East Line of North Kedzie Avenue, 450.00 feet, to said South Line of West Touhy Avenue; thence East along said South Line of West Touhy Avenue, 26.00 feet to the point of beginning), in Cook County, Illinois; which Plat of Survey is attached as Exhibit 'A' to the Declaration of Condominium Ownership recorded as Document 21906206, and as amended by amendments recorded June 29, 1988 as Document 88286843 and recorded July 6, 1988 as Documents 88296854, 88296855 and 88296856, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for the benefit of Parcel 1, as set forth in the Declaration of Easement dated June 3, 1968 and recorded June 14, 1968 as Document 20520336 made by Winston Gardens, Inc., corporation of Illinois for vehicular Ingress and Egress over the following described Land:

The North 30 feet, as measured at 90 degrees to the North line thereof of a tract of Land consisting of Blocks 4 and 5, together with all that part of vacated North Albany Avenue lying North of the South Line of Block 5 extended West, said extension also being the South Line of vacated West Lunt Avenue and lying South of the North Line of said Block 5 extended West, said extension also being the North Line of vacated West Estes Avenue, together with all the vacated West Lunt Avenue lying East of the East Line of North Kedzie Avenue and together with all of vacated West Estes Avenue lying East of the East Line of North Kedzie Avenue, all in College Green Subdivision of the West 1/2 of the Northwest 1/4 of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, (except that part of the above described tract described as follows:

Beginning at the Northeast corner of said Tract; thence West along the North Line of said tract 505.51 feet; thence South along a line parallel to the East line of said tract, 681.49 feet to the South Line of said

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EXHIBIT A

(continued)

tract; thence East along the South Line of said tract 505.49 feet to the Southeast corner of said Tract; thence North along the East Line of said tract 681.82 feet to the point of beginning), all in Cook County, Illinois.

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