

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**SPECIAL WARRANTY  
DEED**

Doc#: 1707649071 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/17/2017 09:10 AM Pg: 1 of 3

Dec ID 20170301625490  
ST/CO Stamp 1-556-822-720 ST Tax \$337.00 CO Tax \$168.50  
City Stamp 1-293-302-464 City Tax: \$3,538.50

MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654

AG 1700977 JL/RW

THIS INDENTURE made this 13<sup>th</sup> day of March, 2017 between 5520 W WARWICK, LLC, a Delaware limited liability company, of the City of Vista, County of San Diego, State of California, party of the first part, and JONATHAN UBBEN and ASHLEE BENES, Husband and Wife, Tenants by the Entirety, of the City of Chicago, State of Illinois, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, by these presents does ~~REMISE~~ **RELEASE, ALIEN AND CONVEY** unto the said parties of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Legal Description attached hereto as Exhibit A.

**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; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 13-21-116-030-0000

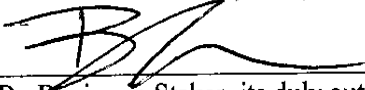
Address(es) of Real Estate: 5520 W. Warwick Avenue, Chicago, IL 60641

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said parties of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these present by its Designated Agent, the day and year first above written.

5520 W WARWICK, LLC, A Delaware limited liability company

  
By Benjamin Staker, its duly authorized agent

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STATE OF ILLINOIS

COUNTY OF COOK ss.

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

Given under my hand and official seal, this 13<sup>th</sup> day of March, 2017.



*David Fintz* (Notary Public)

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**Prepared By:** David J. Fintz, 33 N. LaSalle Street, Suite 3200, Chicago, IL 60602

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**Mail To:**

~~Christine M. Palkovic  
Italia & Palkovic  
1807 N. Broadway  
Melrose Park, IL 60160~~

**MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654**

**Name & Address of Taxpayer:**

Jonathan Ubben and Ashlee Benes  
5520 W. Warwick Avenue  
Chicago, IL 60641

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## EXHIBIT A

LOT 30 IN BLOCK 2 IN FRED BUCK'S SUBDIVISION OF THAT PART OF THE NORTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 15.93 ACRES THEREOF EXCEPTING THEREFROM THE NORTH 119.5 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

PIN: 13-21-116-030-0000

Property of Cook County Clerk's Office