

# UNOFFICIAL COPY



\*1712141062D\*

## WARRANTY DEED Tenancy By The Entirety

Doc# 1712141062 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/01/2017 12:12 PM PG: 1 OF 2

MAIL TO:

Joel A. Stein  
225 W Washington St #1700  
Chicago IL 60615

NAME & ADDRESS OF TAXPAYER:

Benjamin J. Stein  
5217 S. University Ave #6  
Chicago IL 60615

THE GRANTOR(S) Ronald Ramer and Opal Ramer n/k/a Shira Ramer, husband and wife, of Aurora, Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Benjamin J. Stein and Ellen F. Wetmore, husband and wife, 5311 S. Harper Avenue, #2, Chicago, Illinois, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

**FIRST AMERICAN TITLE**  
**FILE # 2845899**

PARCEL 1:

THE NORTH 28.08 FEET OF THE SOUTH 52.08 FEET OF LOT 7 IN BLOCK 8 IN EGANDALE (EXCEPTING THE WEST 78 FEET OF SAID LOT 7 AND ALSO EXCEPTING THE NORTH 13 FEET OF THE SOUTH 23 FEET OF THE EAST 20 FEET OF SAID LOT 7) BEING A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED DATED JANUARY 24, 1966 AND RECORDED JANUARY 24, 1966 AS DOCUMENT 19719695 AND RE-RECORDED FEBRUARY 25, 1966 MADE BY CENTRAL NATIONAL BANK IN CHICAGO AS TRUSTEE UNDER A TRUST AGREEMENT DATED APRIL 30, 1965 AS DOCUMENT 19749762 AND KNOWN AS TRUST NUMBER LT 7361, AND AS CREATED BY THE DEED FROM CENTRAL NATIONAL BANK IN CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 30, 1965 AND KNOWN AS TRUST NUMBER 7361 TO VICTOR K. A. M. GUGENHEIN AND ADA M. GUGENHEIN DATED SEPTEMBER 13, 1966 AND RECORDED OCTOBER 14, 1966 AS DOCUMENT 19968859.

FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS:

THE NORTH 8.0 FEET OF THE SOUTH 20.0 FEET OF LOT 6 (EXCEPT THE EAST 20.0 FEET THEREOF) IN BLOCK 8 IN EGANDALE SUBDIVISION AFORESAID.

ALSO

THE NORTH 8.0 FEET OF THE SOUTH 14.0 FEET OF LOT 7 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN BLOCK 8 IN EGANDALE SUBDIVISION AFORESAID.

ALSO

THE NORTH 5.0 FEET OF THE EAST 20.0 FEET OF THE SOUTH 20.0 FEET OF LOT 6 IN BLOCK 8 IN EGANDALE SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

Permanent Index Number(s): 20-11-312-039-0000

Property Address: 5217 S. University Avenue, Unit G  
Chicago, Illinois 60615

DATED this 26<sup>th</sup> day of April, 2017.

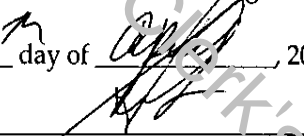
  
\_\_\_\_\_  
Ronald Ramer (SEAL)

  
\_\_\_\_\_  
Opal Ramer n/k/a Shira Ramer (SEAL)

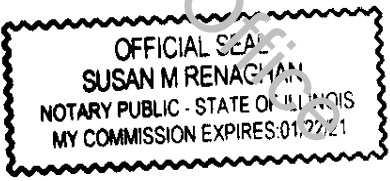
STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF DuPage    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ronald Ramer and Opal Ramer n/k/a Shira Ramer 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, sealed and delivered the 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 notarial seal, this 26<sup>th</sup> day of April, 2017.

  
\_\_\_\_\_  
Notary Public

My commission expires on 1-28-21



NAME AND ADDRESS OF PREPARER:

Christina Lass Moore  
Lass Moore, P.C.  
P.O. Box 562  
Downers Grove, Illinois 60515

REAL ESTATE TRANSFER TAX	27-Apr-2017
CHICAGO:	3,202.50
CTA:	1,281.00
<b>TOTAL:</b>	<b>4,483.50</b>

20-11-312-039-0000 | 20170401643650 | 1-784-327-872  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	27-Apr-2017
COUNTY:	213.50
ILLINOIS:	427.00
<b>TOTAL:</b>	<b>640.50</b>

20-11-312-039-0000 | 20170401643650 | 1-480-683-200