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Doc# 1717216034 Fee \$46.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 06/21/2017 10:56 AM PG: 1 OF 5

WARRANTY DEED

721345 1/2

THE GRANTOR(S), Scott T. Benken and Jamie J. Benken, husband and wife, of Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to Aly Khan & Sanna Bengali, of Chicago, Illinois, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described Real Estate:

Address of Property: 1437 S. Prairie Ave., Unit I, Chicago, IL 60605

Parcel ID Number: 17-22-110-035-1050

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2016 and subsequent years.

DATED this 24 day of May, 2017

Scott T. Benken (SEAL)  
Scott T. Benken

Jamie J. Benken (SEAL)  
Jamie J. Benken

CCRD REVIEW  
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S  
SC  
5

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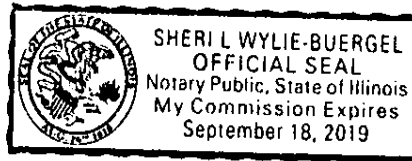
STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Jamie Benken and Scott Benken  
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 24<sup>th</sup> day of May, 2017.

Sheri L. Wylie-Buerger  
NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:  
Sanna Bengali & Aly Khan  
1437 S. Prairie Ave Unit I  
Chicago, IL 60605

SEND SUBSEQUENT TAX BILLS TO:  
Sanna Bengali & Aly Khan  
1437 S. Prairie Ave Unit I  
Chicago, IL 60605

Property of Cook County Clerk's Office

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## EXHIBIT A

### PARCEL 1:

UNIT NUMBER 57 IN PRAIRIE PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHWEST 1/4 FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT NORTHEAST 1/4 OF LOT 1 IN SAID PRAIRIE PLACE TOWNHOMES SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 56.00 FEET ALONG THE NORTHERLY EXTENSION THEREOF; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 1240.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 68.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 AS DOCUMENT NUMBER 96318235; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080034.

### PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080035.

Pin # 17-22-110-035-1050

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## REAL ESTATE TRANSFER TAX

12-Jun-2017



**CHICAGO:**

8,625.00

**CTA:**

3,450.00

**TOTAL:**

12,075.00 \*

17-22-110-035-1050 | 20170501663504 | 1-109-043-648

\* Total does not include any applicable penalty or interest due.

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## REAL ESTATE TRANSFER TAX

12-Jun-2017



<b>COUNTY:</b>	575.00
<b>ILLINOIS:</b>	1,150.00
<b>TOTAL:</b>	1,725.00

17-22-110-035-1050

| 20170501663504 | 0-198-455-744