

# UNOFFICIAL COPY



Doc# 1718101070 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/30/2017 03:21 PM PG: 1 OF 5

## Warranty DEED ILLINOIS STATUTORY

PT 17-42496 1863

mail To

1/3 Proper Title, LLC  
180 N. LaSalle Ste. 1920  
Chicago, IL 60601  
PT 17-42496

THE GRANTOR(S), Daniel T. Willis and Kimberly L. Willis, a married couple, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Scott Benken and Jamie Benken, a married couple, not as tenants in common nor as joint tenants, but as tenants by the entirety (GRANTEE'S ADDRESS: 1437 S. Prairie Ave #1, Chicago, IL 60605) of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

T. J.

See Attached Exhibit A

### SUBJECT TO:

Covenants, conditions and restrictions of record, public and utility easements; general taxes for the year 2016 2nd installment and subsequent years

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(s): 17-21-210-138-1001

Address(es) of Real Estate: 47 W. 15 St., Chicago, IL 60605

Dated this 13 day of June <sup>UNIT A</sup>, 2017

Daniel T. Willis

Daniel T. Willis

Kimberly L. Willis  
Kimberly L. Willis

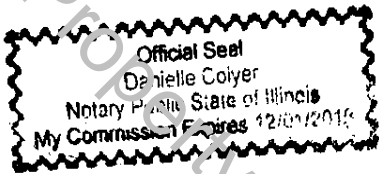
S Y  
P 5  
S N  
SC N  
IN AB

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STATE OF ILLINOIS,  
COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel T. Willis and Kimberly L. Willis, 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 official seal, this 13<sup>th</sup> day of June, 2017



Danielle Colyer (Notary Public)

**Prepared By:**

Colyer Law Group, P.C.  
Danielle E. Colyer  
120 S. LaSalle St., Ste. 1705  
Chicago, IL 60603  
312-922-5152  
[www.colyerlaw.net](http://www.colyerlaw.net)

**Mail To:**

Parikh Law Group, LLC  
Ronak Desai  
150 S. Wacker Drive, Ste. 2600  
Chicago, IL 60606

**Name & Address of Taxpayer:**

Scott and Jamie Benken  
47 W. 15<sup>th</sup> Street  
Chicago, Illinois 60605

Office of Cook County Clerk's Office

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## EXHIBIT 'A' / LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 47A IN BURNHAM STATION II CONDOMINIUM, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 41 IN WILDER'S SOUTH ADDITION TO CHICAGO, IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOTS 34, 35, 36, 37, 38, 39 AND 40 IN WILDER'S SOUTH ADDITION AND PART OF BLOCKS 31, 32 AND 33 IN ASSESSOR'S SECOND DIVISION OF THE EAST FRACTIONAL NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 1999 AS DOCUMENT 99811484, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTION AND COVENANTS FOR BURNHAM STATION MASTER ASSOCIATION RECORDED AUGUST 25, 1999 AS DOCUMENT 99811483, AS AMENDED FROM TIME TO TIME.

PROPERTY ADDRESS: 47 W 15TH ST, APT A, CHICAGO, IL 60605

APN/PARCEL ID: 17-21-210-138-1001

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

26-Jun-2017



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

460.00  
920.00  
1,380.00

17-21-210-138-1001

20170601675201

1-026-270-656

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

**REAL ESTATE TRANSFER TAX**

26-Jun-2017



<b>CHICAGO:</b>	6,900.00
<b>CTA:</b>	2,760.00
<b>TOTAL:</b>	9,660.00 *

17-21-210-138-1001 | 20170601675201 | 0-284-296-640

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office