

UNOFFICIAL COPY

PT17-42805FA 10/Jan
WARRANTY DEED
ILLINOIS STATUTORY

mail to
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-42805FA



Doc# 1720604020 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/25/2017 10:22 AM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

THE GRANTORS Andrew Richardson and Brad Moran, a married couple, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Paul K. Bensen, a single man, and Lynn E. Bensen, a married woman, as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

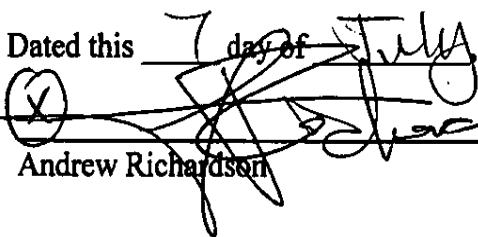
Permanent Index Number(s): 11-32-119-032-1012

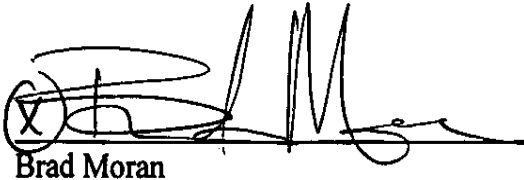
Property Address: 1225 W. Morse Ave., Unit 305, Chicago, IL 60626

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 due and payable at the time of Closing.

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

Dated this 7 day of July 2017.

 (Seal)
Andrew Richardson

 (Seal)
Brad Moran

S Y
P 5
S N
SC Y
INT cb

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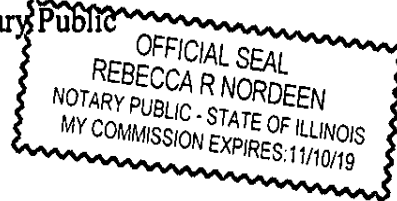
STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Richardson and Brad Moran 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 in the 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 7 day of July, 2017.

Rebecca R Nordeen

Notary Public



THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

~~MAIL TO:~~
Paul K. Bensen
7412 E. White Oak Ridge
Orange CA 92869

SEND SUBSEQUENT TAX BILLS TO:

Paul K. Bensen
7412 E. White Oak Ridge
Orange CA 92869

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EXHIBIT "A"

UNIT 305 IN THE NORTH BEACH LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19, 20 AND 21 IN BLOCK 1 IN L.E. INGALL'S SUBDIVISION OF BLOCKS 5 AND 6 OF THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE RETAIL UNIT, LIMITED COMMON ELEMENT FOR THE RETAIL UNIT, UNITS 202, 207, 208, 309, 311, 404, 406, 409, 411 AND ALL OF THE FIFTH FLOOR; AS DESCRIBED AND DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION) WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 14, 2005 AS DOCUMENT NUMBER 0528727007 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

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REAL ESTATE TRANSFER TAX

19-JUL-2017



COUNTY:	118.00
ILLINOIS:	236.00
TOTAL:	354.00

11-32-119-032-1012 | 20170701684946 | 1-742-206-400

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REAL ESTATE TRANSFER TAX

19-Jul-2017



CHICAGO:

1,770.00

CTA:

708.00

TOTAL:

2,478.00

11-32-119-032-1012 | 20170701684946 | 0-668-464-576

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

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