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1720804067D

Doc# 1720804067 Fee \$42.00

Warranty Deed

ILLINOIS

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/27/2017 02:44 PM PG: 1 OF 3

FIDELITY NATIONAL TITLE

SC17010426

17020

Above Space for Recorder's Use Only

THE GRANTOR(s) Benk Holdings, LLC, a Florida Limited Liability Company, of the City of Palm Beach, County of Palm Beach, State of Florida for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Brian J. Moschel, 1822 N. California, Chicago, IL 60647, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

* a married man, as his sole and separate property

SUBJECT TO: general real estate taxes not due and payable at the time of closing; 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.

Permanent Real Estate Index Number(s): 28-35-108-011-0000

Address(es) of Real Estate:

1770 Country Club Lane, Country Club Hills, Illinois 60478

THIS IS NOT HOMESTEAD PROPERTY

The date of this deed of conveyance is

07/12/2017

REAL ESTATE TRANSFER TAX

20-Jul-2017

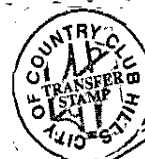


COUNTY: 71.50
ILLINOIS: 143.00
TOTAL: 214.50

28-35-108-011-0000

20170701688202 | 1-212-489-152

(SEAL) Benk Holdings, LLC, a Florida Limited Liability Company
By: Paul Benk, managing member



State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Benk, managing member of Benk Holdings, LLC, a Florida Limited Liability Company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)



(My Commission Expires

02/26/2018

Given under my hand and official seal this 12th
Day of July 2017

[Signature]

Notary Public

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P
S
SC
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LEGAL DESCRIPTION

For the premises commonly known as: 17770 Country Club Lane
Country Club Hills, IL 60478

Legal Description:

SEE LEGAL DESCRIPTION ATTACHED HERTO AS EXHIBIT "A"

Property of Cook County Clerk's Office

This instrument was prepared by
Gary Mages
Mages & Price LLC
1110 Lake Cook Road, Suite 385
Buffalo Grove, IL 60089

Send subsequent tax bills to:
Brian J Moschel
1822 N. California
Chicago, IL 60647

Recorder-mail recorded document
Sweis Law Firm, P.C.
2803 Butterfield Rd, Ste 70
Oak Brook, IL 60523

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EXHIBIT A

Order No.: SC17010426

For APN/Parcel ID(s): 28-35-108-011-0000

For Tax Map ID(s): 28-35-108-011-0000

LOT 170 IN BLOCK 25 IN WINSTON PARK UNIT 5, BEING A SUBDIVISION OF THE NORTHWEST QUARTER AND ALSO THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office