

# UNOFFICIAL COPY

**This Document Prepared By:**

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Doc# 1727844013 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/05/2017 10:52 AM PG: 1 OF 4

**After Recording, Return and Mail Tax Statements To:**

David Paul Benzon, as Trustee  
Ann Calcagni Benzon, as Trustee  
3805 N Wayne Ave  
Apartment 1S  
Chicago, IL 60613

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

The Grantors,

DAVID P. BENZON and ANN C. BENZON, husband and wife,

Whose mailing address is 3805 N Wayne Ave, Apartment 1S, Chicago, IL 60613;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and warrant to:

DAVID PAUL BENZON, as Trustee of THE DAVID PAUL BENZON LIVING TRUST, U/A dated July 14, 2017, as to an undivided one-half interest, and to

ANN CALCAGNI BENZON, as Trustee of THE ANN CALCAGNI BENZON LIVING TRUST, U/A dated July 14, 2017, as to an undivided one-half interest, as Tenants-in-Common, the GRANTEES,

Whose mailing address is 3805 N Wayne Ave, Apartment 1S, Chicago, IL 60613;

Said homestead real estate is specifically intended to be held as Tenants by the Entirety under this Trust Agreement pursuant to 765 ILCS 1005/1c, as amended.

And to Grantees' successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 14-20-109-047-1003

Site Address: 3805 N Wayne Ave, Apartment 1S, Chicago, IL.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever. **Said homestead real estate is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/1c, as amended, under the above-mentioned Trust Agreement, and said Trust Agreement so states the same.**

REAL ESTATE TRANSFER TAX

05-Oct-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

14-20-109-047-1003 | 20170901621782 | 0-073-709-504

REAL ESTATE TRANSFER TAX

02-Oct-2017



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

14-20-109-047-1003 | 20170901621782 | 1-269-525-440

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



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## EXHIBIT A

Parcel 1: UNIT 1S IN 3805 N WAYNE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 23 AND 24 IN BLOCK 3 IN TALBOT'S SUBDIVISION OF BLOCKS 3 AND IN EDISON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00885110 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00885110.

and more commonly known as 3805 N Wayne Ave, Chicago, IL.

TAX PARCEL NUMBER: 14-20-109-047-T003

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September 12, 2017

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Srinidhi Gopal  
This 12th day of September, 2017  
Notary Public [Signature]



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date September 12, 2017

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Srinidhi Gopal  
This 12th day of September, 2017  
Notary Public [Signature]



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)