

# UNOFFICIAL COPY

Doc#: 1818047000 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/29/2018 08:55 AM Pg: 1 of 3

Dec ID 20180601603812  
ST/CO Stamp 0-965-926-176 ST Tax \$615.00 CO Tax \$307.50  
City Stamp 1-434-420-000 City Tax: \$6,457.50

## WARRANTY DEED

**Lyle A. Benedict and Maribel Benedict**, husband and wife, **2454 N. Albany, Chicago, IL 60647** ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Oscar Angeles\***, 2832 W. Palmer St., Chicago, IL 60647 ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the state of Illinois, to wit:

\* married to **maria Fatima Olivo**

See attached legal description

Permanent Real Estate Index Number: 13-25-325-028-0000

Address of Real Estate: 2432 N. Albany Ave., Chicago, IL 60647

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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

**CT 18SS0094878LP**  
**1 of 2**

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Dated: 6/18, 2018

*Lyle A. Benedict*

Lyle A. Benedict

*Maribel Benedict*

Maribel Benedict

STATE OF IL )  
( SS)  
COUNTY OF Cook )

### ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Lyle A. Benedict and Maribel Benedict** are 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 and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 18<sup>th</sup> day of June, 2018



Commission Expires

*Teresa L. West*  
Notary Public

Prepared By:

Gregory A. Braun, Esq.  
Braun & Rich, PC  
4301 Damen Avenue  
Chicago, Illinois 60618

Return to after recording and  
Name and Address of Taxpayer:  
Oscar Angeles  
2432 N. Albany Ave.  
Chicago, IL 60647

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**Legal Description of 2432 N. Albany, Chicago, IL**

LOT 2 IN BLOCK 5 IN THE SUBDIVISION OF LOTS 4 AND 6 IN COUNTY CLERK'S DIVISION OF THE WEST PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office