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FIRST AMERICAN TITLE FILE # <u>2933340</u>

## WARRANTY DEED

**Joint Tenancy** 

MAIL TO: Neil J. Kaiser 716 Lee St. Des Plaines, IL 60016

NAME AND ADDRESS OF TAXPAYER:
Ricky R. Benavidez and Johnnie P. Benavidez
1328-Webir a Unit 307 41389 Perry St. #303
Des Plaines, I'- 60016



Doc# 1823610018 Fee \$40.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2018 11:15 AN PG: 1 OF 2

The Grantor(s), JENNIFER FRANKS F/K/A JENNIFER BURKE, a divorced woman, of the City of Windscr. State of Wisconsin, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid Convey(s) and Warrant(s) to the Grantee(s), RICKY R. BENAVIDEZ AND JOHNNIE P. BENAVIDEZ, of 1389 Perry St., Unit 303, Des Plaines, IL 60016not as tenants in common but as joint tenants, all interest in the following described real estate situated in the State of Illinois, as follows.

UNIT NUMBER 307 IN THE 1328 WEBFORD CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 29 AND LOT 30 IN BLOCK 1 IN DES PLAINES MANOR TRACT NO. 1, A SUBDIVISION OF PART OF SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED JULY 14, 1911 AS DOCUMENT NUMBER 4793563, IN COOK COUNTY, LLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED ON NOVEMBER 24, 2003 AS DOCUMENT NUMBER 0332845171, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR HEREBY GRANTS AND ASSIGNS TO GRANTEE THE EXCLUSIVE USE OF STORAGE SPACE NUMBER S-19 AND THE EXCLUSIVE USE OF PARKING SPACE NUMBER P-19, LIMITED COMMON ELEMENTS AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM.

## Subject only to the following, if any:

General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate, the terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all



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amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; and installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Commonly Known As:	1328 Webford Ave., Unit 307, D	es Plaines, IL 60016
Permanent Index Number:	09-17-306-041-1019	
	iving all rights under and by verte of Illinois. To have and to hold	
Dated this 3	day of August	, 2018.
212		
JENNIFER FRANKS F/K/A JENNIFER BURKE		04 Aug 2018
	REAL ESTATE TRANSFER T.	AX 21-Aug-2018  COUNTY: 49.50  ILLINOIS: 99.00  TOTAL: 148.50
STATE OF WISCONSIN	) )SS	20180701643748   1-508-278-432
COUNTY OF Dane		
hereby certify that JENNIFI to me to be the same persinstrument, appeared bef he/she/they signed, seale voluntary act, for the uses waiver of the right of homes		BURKE, personally known bscribed to the foregoing and acknowledged that strument as a free and including the release and
Given under my hand and o	official seal, this day	of <u>Augus</u> ,
Notary Public F	29. 09/08/2021 Suls	A SO
PREPARED BY: Daniel E. Levy Daniel E. Levy, Ltd. 100 S. Saunders Road, Su Lake Forest, IL 60045	>	PUBLIAN TE OF