

UNOFFICIAL COPY

Doc#: 1906512018 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/06/2019 09:56 AM Pg: 1 of 3

Dec ID 20190201611287
ST/CO Stamp 0-885-777-824 ST Tax \$249.00 CO Tax \$124.50
City Stamp 0-713-549-216 City Tax: \$2,614.50

WARRANTY DEED

FIRST AMERICAN TITLE
FILE # 2951509

Nicholas Yassan, as Trustee of the Nicholas Yassan Trust under agreement dated February 23, 2009, 1950 W. Montrose Ave., Chicago, IL 60613 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to ~~Benjamin~~ **Wise and Samantha Huston**, husband and wife, 4180 N. Marine, Chicago, IL 60613 ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 14-16-303-035-1055


Address of Real Estate: 720 West Gordon Ter., Unit 18C, Chicago, IL 60654 ¹³ ₅₄ *cr*

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.

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Dated: 2-27-19, 2019


 Nicholas Yassan, as Trustee of the
 Nicholas Yassan Trust under agreement dated February 23, 2009

STATE OF IL)
) SS)
 COUNTY OF COOK)

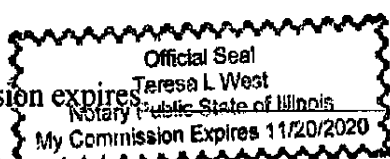
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Nicholas Yassan, as Trustee of the Nicholas Yassan Trust under agreement dated February 23, 2009**, is 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 and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 27th day of February, 2019


 Notary Public

Commission expires



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:
 Benjamin C. Wise and Samantha A. Huston
 720 West Gordon Ter.
 Unit 18C
 Chicago, IL 60654

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT 18-C IN 720 GORDON TERRACE CONDOMINIUM; AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 5 AND 6 IN BLOCK 3 IN WALLER'S ADDITION OF BUENA PARK IN FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 2:

SUBLOTS 26 AND 27 IN WALLER'S SUBDIVISION OF LOT 7 IN BLOCK 3 AND LOT 7 IN BLOCK 4 IN WALLER'S ADDITION TO BUENA PARK IN FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE PRINCIPAL MERIDIAN.

PARCEL 3:

LOT 5, 6, 7, AND 8 AND THAT PART OF LOT 25 LYING BETWEEN THE EAST LINE OF LOT 4 EXTENDED NORTH AND THE EAST LINE OF LOT 8 EXTENDED NORTH, BEING THAT PORTION OF LOT 25 LYING NORTH OF AND ADJOINING LOTS 5, 6, 7, AND 8 ALL IN SIMONS AND GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 10 AND 19 AND THE VACATED STREET LYING BETWEEN SAID LOTS IN THE SCHOOL'S TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM DATED MAY 5, 1978 AND RECORDED JUNE 14, 1978 AS DOCUMENT 24491225 AND FILED AS LR3024350 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-16-303-035-1055 Vol. 478

Property Address: 720 West Gordon Terrace Unit 18C, Chicago, Illinois 60613