

UNOFFICIAL COPY

Doc#: 1913515065 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/15/2019 12:53 PM Pg: 1 of 2

WARRANTY DEED

Name and address of Grantee (and
send future tax bills to):

Benjamin Fortson
1438 W Lunt Ave, #1
Chicago, IL 60626

This deed was prepared by
Barbara B. Goodman
Attorney at Law
555 Skokie Boulevard, Suite 250
Northbrook, Illinois 60062
847-317-0282

Dec ID 20190501666502
ST/CO Stamp 1-324-644-256 ST Tax \$285.00 CO Tax \$142.50
City Stamp 1-058-764-704 City Tax: \$2,992.50

After recording, please mail to:

Antonia Mills
P.O. Box 13527
Chicago, IL 60613

The Grantors **RONALD HILGERS AND BRENDA HILGERS, husband and wife**, of the City of Wood Ridge, County of Bergen, State of New Jersey, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, convey and warrant to Grantee, **BENJAMIN A. FORTSON**, of a married man, the Real Estate described below, situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNIT NUMBER 1438-A1, AND UNIT P-4 IN THE BELLA FIORE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 10 AND 11 IN BLOCK 29 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST QUARTER AND THAT PART OF THE NORTHWEST QUARTER LYING EAST OF RIDGE ROAD OF SECTION 31, ALSO THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021258634; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Subject to: terms, provisions covenants and conditions of the Declaration of Condominium and all amendments; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium, covenants, conditions and restrictions of record; public and utility easements; general real estate taxes not yet due and payable.

Property address: 1438 West Lunt Avenue, #1/P4, Chicago, IL 60626

Permanent real estate index number: 11-32-109-014-1001; 11-32-109-014-1028

Dated:

May 1st, 2019

Chicago Title
19ST01517NB
2 of 4

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Ronald Hilgers
Ronald Hilgers

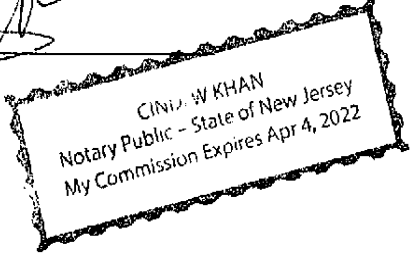
Brenda Hilgers
Brenda Hilgers

STATE OF NJ)
COUNTY OF Bergen) ss

I am a notary public for the County and State above. I certify that **RONALD HILGERS AND BRENDA HILGERS**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as they appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Dated: 1st May, 2019

CINIA W KHAN
Notary Public



Property of Cook County Clerk's Office