

# UNOFFICIAL COPY

Doc#: 1920515015 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/24/2019 11:05 AM Pg: 1 of 3

Dec ID 20190701632756  
ST/CO Stamp 1-706-980-448 ST Tax \$175.00 CO Tax \$87.50  
City Stamp 1-238-373-472 City Tax: \$1,837.50

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

01146-64925 1/1 B

THE GRANTOR(S) Bradley A. Kepple, a single man, of the City of Chicago, County of Cook, Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Erin Fenson, <sup>a married woman</sup> all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, General taxes for the year ~~2018~~ <sup>2019</sup> and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 11-31-408-017-1012

Address(es) of Real Estate 1659 W. Pratt Blvd., 3A, Chicago, IL 60626

Dated this 19 day of July 2019

## REAL ESTATE TRANSFER TAX

22-Jul-2019



CHICAGO:	1,312.50
CTA:	525.00
<b>TOTAL:</b>	<b>1,837.50 *</b>

11-31-408-017-1012 | 20190701632756 | 1-238-373-472

## REAL ESTATE TRANSFER TAX

23-Jul-2019



COUNTY:	87.50
ILLINOIS:	175.00
<b>TOTAL:</b>	<b>262.50</b>

11-31-408-017-1012 | 20190701632756 | 1-706-980-448

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

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Bradley A. Kepple  
Bradley A. Kepple

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bradley A. Kepple, a single man, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16<sup>th</sup> day of July, 20 19.



Yaneth Flores  
Notary Public

**Prepared by:**

George C. Xamplas  
25 E. Washington, Suite 700  
Chicago, IL 60602

**Mail to:** ERIN BENSON  
5620 Paris Ave  
Reno NV 89511

**Name and Address of Taxpayer:**

ERIN BENSON  
5620 Paris Ave.  
Reno, NV 89511

Property of Cook County Clerk's Office

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ISSUED BY  
STEWART TITLE GUARANTY COMPANY  
Exhibit A- Legal Description

Parcel 1:

Unit 1659-Unit 3A in Pratt Boulevard Place Condominium as delineated on a Survey of the following described real estate:

Lot 5, 6, 7 and 8 in Mann's Addition to Rogers Park, a Subdivision of Part of the North 1/3 of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded February 14, 2007 as Document 0404434187; together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

Parcel 2:

The Exclusive right to the use of Storage Space 2, a limited Common Element as delineated on the Survey attached to the Declaration of Condominium recorded as Document 0404434187.

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