

WARRANTY DEED



Doc# 2000608400 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/06/2020 02:18 PM PG: 1 OF 1

THE GRANTOR

(The space ab.

Clementine L. Simmons, the widow and sole heir of Joseph N. Simmons of the Village of South Holland, County of Cook, State of IL, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to David Benes, a married man, of 2538 Flournoy, Chicago, IL in the following described Real Estate situated in Cook County, Illinois, commonly known as 2538 West Flournoy Street, Chicago, IL 60612, legally described as:

THE EAST 1/2 OF LOT 1 IN THE RESUBDIVISION OF LOTS 37 TO 44 AND THE EAST 16 FEET OF LOT 36 IN BLOCK 1 IN CARTER H. HARRISON'S ADDITION TO CHICAGO, BEING THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 14 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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

Permanent Index Number (PIN): 16-13-402-031-0000

Address(es) of Real Estate: 2538 West Flournoy Street, Chicago, IL 60612

Dated this 17th day of December 2019

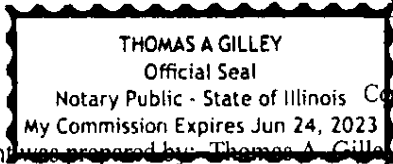
Clementine L. Simmons (Signature and Seal)

(Seal)

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Clementine L. Simmons personally known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 day of December, 2019



Thomas A Gilley (Signature)
NOTARY PUBLIC

This instrument was prepared by: Thomas A. Gilley, 1820 Ridge Road, Suite 101, Homewood, IL 60430

MAIL TO: Chris J. Avella, P.C.
322 S. Ardmore Ave
Villa Park, IL 60181

SEND SUBSEQUENT TAX BILLS TO:
D. Benes
2538 Flournoy St, Unit 1
Chicago, IL 60612

OR Recorder's Office Box No.

Table with 2 columns: REAL ESTATE TRANSFER TAX, 26-Dec-2019. Rows: CHICAGO: 135.00, CTA: 54.00, TOTAL: 189.00

Table with 2 columns: REAL ESTATE TRANSFER TAX, 26-Dec-2019. Rows: COUNTY: 9.00, ILLINOIS: 18.00, TOTAL: 27.00