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WARRANTY DEED

ILLINOIS STATUTORY

THIS INSTRUMENT WAS PREPARED BY: JOSEPH D. PALMISANO

JOSEPH D. PALMISANO 19 S. LASALLE STREET SUITE 900 CHICAGO, ILLINOIS 60603

MAIL TO:

LLOYD E. GUSSIS 6200 N. HIAWATHA SUITE 400 CHICAGO, ILLINOIN 60646

NAME/ADDRESS OF (A XPAYER: THE RORY BRESLIN-SANI ? PUST 2761 N. KENMORE AVENUE CHICAGO, ILLINOIS 60614

Doc#. 2005746038 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 02/26/2020 10:43 AM Pg: 1 of 2

Dec ID 20200101699438

ST/CO Stamp 0-455-362-400 ST Tax \$800.00 CO Tax \$400.00

City Stamp 1-092-259-680 City Tax: \$8,400.00

REAL ESTATE TRANSFER TAX

24-Feb-2020

COUNTY: ILLINOIS: TOTAL:

400.00 800.00 1,200.00

14-29-403-010-0000

20200101699438 0-455-362-400

THE GRANTOR, BENJAMIN D. SCHWARTZ, TRUSTEE UNDER THE BENJAMIN D. SCHWARTZ TRUST AGREEMENT DATED APRIL 3, 2008, of Chicago, Illinois, for and in consideration of TEN AND 00/106 FMC DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE RORY BRESLIN-SANI TRUST, 2761 N. Kenmore Avenue, Chicago, Illinois 60614, the following described Real Estate situated in the County of Cook in the State of illinois, to wit:

*dated Feb. 4, 2019

LOT 19 IN EDSON'S SUBDIVISION OF THE EAST ½ OF ELOCKS 10 AND 13 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2761 N. KENMORE AVENUE, CHICAGO, ILLINOIS 60614

P. I. N. 14-29-403-010-0000

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2019 and subsequent years.

Baird & Warner Title Services, Inc. 475 North Martingale Suite 120 Schaumburg, 1L 60173

REAL ESTATE TRANSFER TAX		24-Feb-2020
	CHICAGO:	6,000.00
	CTA:	2,400.00
	TOTAL:	8,400.00 *
		1

14-29-403-010-0000 | 20200101699438 | 1-092-259-680
* Total does not include any applicable penalty or interest due.

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

Dated this 13 day of February, 2020.

BENJAMIN D. SCHWARTZ

TRUSTEE UNDER THE BENJAMIN D. SCHWARTZ TRUST AGREEMENT DATED APRIL 3, 2008

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BENJAMIN D. SCHWARTZ, TRUSTEE UNDER THE BENJAMIN D. SCHWARTZ TRUST AGREEMENT DATED APRIL 3, 2008, 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, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 13 day of _____, 2020.

Notary Public

OFFICIAL SEAL
JOSEPH D PALMISANO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/16/23