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Doc#: 2022601107 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 08/13/2020 03:14 PM Pg: 1 of 3

Dec ID 20200601605224

ST/CO Stamp 1-630-212-832 ST Tax \$335.00 CO Tax \$167.50

City Stamp 0-230-060-768 City Tax: \$3,517.50

PT20-55840

1 OF 3

WARRANTY DEED ILLINOIS STATUTORY

JOINT TENANCY

(The Above Space for Recorder's Use Only)

THE GRANTORS Steven Durko and Meghan Durko, a married couple, of 2730 North Pine Grove Avenue, Unit 2, Chicago, IL 60614 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Andrew J. Benintende, a single man and James Benintende, a married man, of 2632 South Oceanshore Boulevard, Flagler Beach, FL 32136, not as Tenants by the Entirety, nor as Tenants in Common, but as Joint Tenants with the right of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

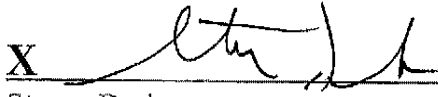
Permanent Index Number(s): 14-28-309-030-1019

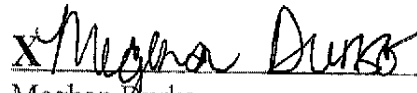
Property Address: 2730 North Pine Grove Avenue, Unit 2, Chicago, IL 60614

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; 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; and general real estate taxes not due and payable at the time of Closing.

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Dated this 16th day of June, 2020

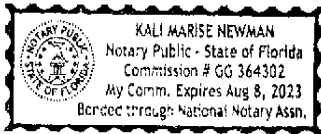
X 
Steven Durko

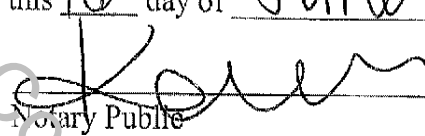
X 
Meghan Durko

STATE OF Florida)
) SS,
COUNTY OF Charlotte)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven Durko and Meghan Durko, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in 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.

Given under my hand and notarial seal, this 16 day of June, 2020




Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Michelle Laiss
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO:
Joseph Palmisano
ATTORNEY AT LAW
19 S. LaSalle Street
Suite 900
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Andrew J. Benintende
2730 North Pine Grove Avenue
Unit 2
Chicago, IL 60614

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EXHIBIT A LEGAL DESCRIPTION

Unit 2730-2 in 2722-2730 Pine Grove Condominium as delineated on a survey in Andrews, Spafford and Colehours subdivision of Blocks 1 and 2 in outlot "a" of Wrightwood a subdivision in the South West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as exhibit "a" to the declaration of condominium recorded as document 24533512 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

14-28-309-030-1019

Property of Cook County Clerk's Office