

UNOFFICIAL COPY

Doc#: 2024106059 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/28/2020 12:55 PM Pg: 1 of 3

Dec ID 20200601607763
ST/CO Stamp 0-236-696-288 ST Tax \$270.00 CO Tax \$135.00
City Stamp 1-367-714-528 City Tax: \$2,835.00

WARRANTY DEED

RETURN TO: ROGER J. BREJCHA
ATTORNEY AT LAW
512 W. BURLINGTON AVE. #6A
LA GRANGE, IL 60525

SEND TAX BILLS TO:
Sharon Benedito
3115 S. Michigan Ave., Unit 206
Chicago, IL 60616

THE GRANTOR(S), Jeffrey D. Kettwig and Bernadette Kettwig, husband and wife, of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

A.
Sharon Benedito, UNMARRIED *JSB*

Strike Inapplicable:

- a) As Tenants in Common *JSB*
- b) Not in Tenancy in Common, but in Joint Tenancy *JSB*
- c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife. *JSB*
- d) As an Individual

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PERMANENT INDEX NUMBER: 17-34-102-051-1013

PROPERTY ADDRESS: 3115 S. Michigan Ave., Unit 206, Chicago, Illinois 60616

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

Dated this 23 day of June, 2020.

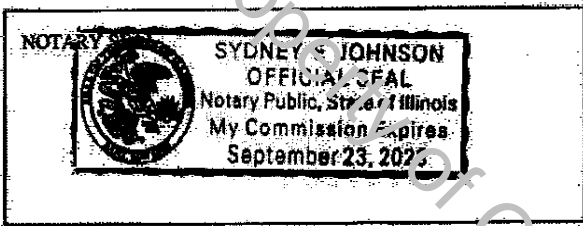
Jeffrey D. Kettwig (SEAL) Bernadette Kettwig (SEAL)
Jeffrey D. Kettwig Bernadette Kettwig

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STATE OF ILLINOIS } ss.
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jeffrey D. Kettwig and Bernadette Kettwig**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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 23 day of June, 2020.



Sydney S. Johnson
NOTARY PUBLIC
My commission expires on September 23, 2023

NAME and ADDRESS OF PREPARER:



Jason M. Chmielewski
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020


EXEMPT UNDER PROVISIONS OF PARAGRAPH

**SECTION 4,
REAL ESTATE TRANSFER ACT**

DATE: _____

Signature of Buyer, Seller or Representative _____

REAL ESTATE TRANSFER TAX		30-Jun-2020
	COUNTY:	135.00
	ILLINOIS:	270.00
	TOTAL:	405.00
17-34-102-051-1013 20200601607763 0-236-696-288		

REAL ESTATE TRANSFER TAX		30-Jun-2020
	CHICAGO:	2,025.00
	CTA:	810.00
	TOTAL:	2,835.00 *
17-34-102-051-1013 20200601607763 1-367-714-528		

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

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EXHIBIT A

Order No.: CH20016169

For APN/Parcel ID(s): 17-34-102-051-1013

For Tax Map ID(s): 17-34-102-051-1013

PARCEL 1: UNIT NO. 3115-206 IN THE MICHIGAN INDIANA CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR MICHIGAN PLACE DATED DECEMBER 7, 1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29, 2000 AS DOCUMENT NO. 00-147967 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") WHICH GROUND LEASE DEMISES THE LAND HEREINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENT LOCATED ON THE FOLLOWING DESCRIBED LAND:

CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR MICHIGAN INDIANA CONDOMINIUM DATED FEBRUARY 23, 2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15, 2001 AS DOCUMENT 001-0205852, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME (AS SO AMENDED, "THE DECLARATION"), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-33 AND L. C. E. -73, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.