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WARRANTY DEED Individual

Doc#: 2026520306 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/21/2020 03:56 PM Pg: 1 of 3

Dec ID 20200701647690
ST/CO Stamp 1-719-639-776 ST Tax \$820.00 CO Tax \$410.00
City Stamp 1-407-565-536 City Tax: \$8,610.00

THE GRANTOR(S), **EILEEN CHAMBERS, WIDOWED AND NOT SINCE REMARRIED**, of 1449 N. Cleveland Ave., Chicago, IL 60610, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S) to BENJAMIN DAVID WHITFORD AND ANA BELEN RODRIGUEZ NAVAS,**

husband and wife as tenants by the entirety

of 5140 N Clark St, Apt 2, Chicago, IL 60640

the following described Real Estate situated in the County of Cook, State of Illinois, to Wit:

LEGAL DESCRIPTION: See attached Exhibit A

COMMONLY KNOWN AS: 1449 N Cleveland Ave., Chicago, IL 60610



PINS: 17-04-123-047-0000

The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.


SUBJECT TO: Covenants, conditions, and restrictions of record, public utility easements, acts done or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, and general real estate taxes not yet due and payable at the time of closing.

DATED this 30 day of July 2020


EILEEN CHAMBERS (SEAL)

REAL ESTATE TRANSFER TAX		03-Aug-2020
	COUNTY:	410.00
	ILLINOIS:	820.00
	TOTAL:	1,230.00

17-04-123-047-0000 | 20200701647690 | 1-719-639-776

REAL ESTATE TRANSFER TAX		03-Aug-2020
	CHICAGO:	6,150.00
	CTA:	2,460.00
	TOTAL:	8,610.00 *

17-04-123-047-0000 | 20200701647690 | 1-407-565-536
* Total does not include any applicable penalty or interest due.

70.20-0894

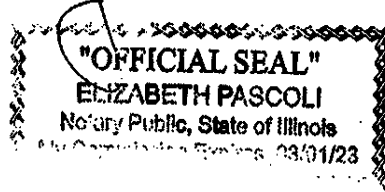
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STATE OF Illinois
COUNTY OF Cook) SS

I, Elizabeth Pascoli the undersigned, a Notary Public in and for said County and State, do hereby certify that **EILEEN CHAMBERS**, personally known to me to be the same person(s) whose name(s) 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 said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 30th day of July, 2020.

Elizabeth Pascoli
NOTARY PUBLIC



Prepared by : K.P. Mitrick, Lavelle Law, Ltd., 1933 N. Meacham Rd., Ste. 600, Schaumburg, IL

MAIL TO:

Ben Whitford
1449 N Cleveland Ave
Chicago IL 60610

SEND SUBSEQUENT TAX BILLS TO:

Ben Whitford
1449 N Cleveland Ave
Chicago IL 60610

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

The North 58.68 feet (except the East 239.66 feet) and (except that part of the South 14.50 feet of the North 58.68 feet lying below a horizontal plane of 34.0 above Chicago city datum) of the part lying South of a line drawn perpendicular to the East line, through a point therein 7.52 feet South of the Northeast corner of Following Described Tract: Lots 1 to 10 and 40 1050 inclusive together with the East half of the Vacated alley Lying Wt of and Adjoining said Lots 1 to 10, inclusive, and the West Half of the Vacate alley Lying East of and Adjoining said Lots 40 to 50, inclusive, in Block7un Newberry's subdivision of blocks 7 and 8 of State bank of Illinois subdivision in the Northeast quarter of the Northwest quarter of section 4 township 39 North range 14 East of the third principal meridian in Cook County Illinois.

PIN(S): 17-04-123-047-0000

Property of Cook County Clerk's Office