

# UNOFFICIAL COPY

21-80655

## WARRANTY DEED

Doc#: 2111218234 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/22/2021 09:25 AM Pg: 1 of 2

Dec ID 20210401686363  
ST/CO Stamp 0-111-532-560 ST Tax \$390.50 CO Tax \$195.25  
City Stamp 1-318-407-696 City Tax: \$4,100.25

THIS INDENTURE made this  
29<sup>th</sup> day of March, 2021,  
between AMY E. BINSTEIN,  
married to DANIEL P. WALKER,  
(hereinafter "GRANTOR"),  
and JUSTIN BLUM, a single person  
(hereinafter "GRANTEE")

GRANTOR, AMY E. BINSTEIN, married to DANIEL P. WALKER, of Chicago, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS all her right, title and interest to the Grantee, JUSTIN BLUM, a single person, of 906 N. Damen Ave., Chicago, IL 60622, the following described real estate:

UNIT NUMBER 1-S IN THE 4960 WESTERN CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 11 (EXCEPT THAT PART LYING EAST OF THE LINE 50 FEET WEST AND PARALLEL WITH A LINE DRAWN FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 12) AND LOT 12 (EXCEPT PART WITHIN EAST 50 FOOT SECTION), IN PETER BARTZEN'S SUBDIVISION OF LOT 22 IN BOWANVILLE, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0801103023, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX TAX NUMBER: 13-12-411-083-1003

PROPERTY ADDRESS: 4960 N. Western Ave., Unit 1S, Chicago, Illinois 60625

SUBJECT TO: (1) General real estate taxes for 2<sup>nd</sup> Installment 2020, 2021 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Building lines and easements. (4) Zoning laws and ordinances. (5) Easements of public utilities.

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

# UNOFFICIAL COPY

DATED this 29<sup>th</sup> day of March, 2021.

Amy E Binstein  
AMY E. BINSTEIN

Daniel P. Walker  
DANIEL P. WALKER

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that AMY E. BINSTEIN and DANIEL P. WALKER, personally known to me to be the same persons whose names are subscribed and sworn to the foregoing instrument, appeared before me this day in person, that they signed, sealed and delivered the said 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 notary seal, this 29<sup>th</sup> day of March, 2021.

(seal)

Laura A Nettleton  
Notary Public OFFICIAL SEAL  
LAURA A NETTLETON  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 01/27/23

Mail Deed to:  
The Cosentino Law Firm, LLC  
Attn: Elizabeth Weir, J.D.  
213 S. 2<sup>nd</sup> St.  
Dekalb, IL 60115

Mail Tax Bills to:  
Justin Blum  
4960 N. Western Ave, Unit 1S  
Chicago, IL 60625

Prepared by:  
Dan Walker, Esq.  
Dan Walker Law Office  
211 W. Chicago Ave., Suite 109  
Hinsdale, IL 60521