

UNOFFICIAL COPY

WARRANTY DEED

This instrument was prepared by:
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Demchenko Law, P.C.
120 N. LaSalle St., Suite 950
Chicago, IL 60602

Doc#: 2113907339 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/19/2021 09:37 AM Pg: 1 of 2

Dec ID 20210501629717
ST/CO Stamp 0-690-577-680 ST Tax \$1,370.00 CO Tax \$685.00
City Stamp 1-087-500-560 City Tax: \$14,385.00

THE GRANTORS, **CHRISTOPHER N. BENSON** and **JOELLE BENSON**, husband and wife, of the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEES, **KARI JOHNSON** and **GREGORY DISTLER**, wife and husband, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 62 IN J.W. HAMBLETON'S SUBDIVISION OF BLOCK 6 IN JOHNSTONS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-36-422-048-0000

Address of Real Estate: 1727 N. Maplewood Ave., Chicago, IL 60647

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; covenants, conditions and restrictions of record; public and utility easements, provided that they do not interfere with Grantees' use as enjoyment of the Real Estate as a single-family home; Grantees' mortgage;

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

[Signature Page Follows]

AFTER RECORDING, MAIL TO:

Kari Johnson & Gregory Distler
1727 N. Maplewood Ave.
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Kari Johnson & Gregory Distler
1727 N. Maplewood Ave.
Chicago, IL 60647

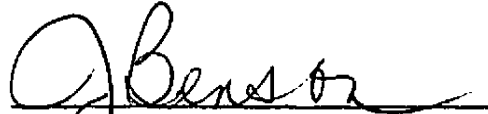
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Dated this 10th day of May, 2021.

GRANTORS:



Christopher N. Benson

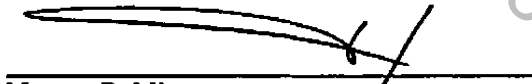


Joelle Benson

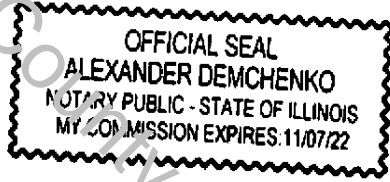
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Christopher N. Benson and Joelle Benson, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed 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 seal, this 10th day of May, 2021.





Notary Public



REAL ESTATE TRANSFER TAX		13-May-2021
	CHICAGO:	10,275.00
	CTA:	4,110.00
	TOTAL:	14,385.00 *
13-36-422-048-0000 20210501629717 1-087-500-560		

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

REAL ESTATE TRANSFER TAX		13-May-2021
	COUNTY:	585.00
	ILLINOIS:	1,370.00
	TOTAL:	2,055.00
13-36-422-048-0000 20210501629717 0-090-577-680		