

UNOFFICIAL COPY

Doc#: 2135506412 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2021 01:04 PM Pg: 1 of 3

Dec ID 20211201673400
ST/CO Stamp 1-094-036-112 ST Tax \$525.00 CO Tax \$262.50

WARRANTY DEED

1482879 1/2x3

The Grantors, **Antonio F. Femminella and Rosemary Femminella, husband and wife, as tenants by the entirety** of the City of Lemont, County of Cook, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS **EDWARD BENOIT AND CHERYL BENOIT, HUSBAND & WIFE*** ~~The Edward F. Benoit Revocable Trust and The Cheryl Benoit Revocable Trust~~, the following described real estate situate in the County of DuPage and State of Illinois, to wit:

*AS TENANTS BY THE ENTIRETY
SEE LEGAL DESCRIPTION

Subject only to the following, if any: 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.

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

Dated this 17th day of December, 2021.

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

PIN: 22-27-207-032-~~0000~~

COMMONLY KNOWN AS: 13843 Steeples Road, Lemont, Illinois 60439

Grantee's Address

IN WITNESS WHEREOF, the grantors, as aforesaid, hereunto sets their hands and seal the day and year first above written.



ANTONIO F. FEMMINELLA



ROSEMARY FEMMINELLA

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This Instrument Prepared By:

RICHARD J. CALDARAZZO
MAR CAL LAW, P.C.
15 SALT CREEK LANE #317
HINSDALE, IL 60521

Send subsequent tax bills to:

Edward Benoit
13843 Steeples Rd.
Lemont, IL 60439

MAILTO:

Edward Benoit
13843 Steeples Rd.
Lemont, IL 60439

STATE OF ILLINOIS)

SS:

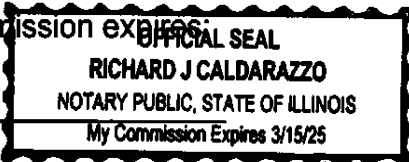
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **Antonio F. Femminella and Rosemary Femminella, husband and wife, as tenants by the entirety** are 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 14 day of December 2021.


Notary Public

My commission expires:



REAL ESTATE TRANSFER TAX

17-Dec-2021



COUNTY: 262.50
ILLINOIS: 525.00
TOTAL: 787.50

22-27-207-032-0000

| 20211201673400 | 1-094-036-112

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Exhibit A - Legal Description

Parcel 1:

Lot 6 in Kensington Estates Unit Two, Being a Subdivision of part of the South West 1/4 of the North West 1/4 of Section 26, Township 37 North, Range 11, East of the Third Principal Meridian and part of the Southeast 1/4 of the North East 1/4 of Section 27, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Non-Exclusive Easement for the benefit of Parcel 1 as created by Plat of Kensington Estates Unit Two recorded April 24, 2003 as Document Number 0311419003 for Ingress and Egress over Lot 12.

Property of Cook County Clerk's Office