

The Grantors **Mark Gannon and Cynthia Brookhart Riggs, as tenants by the entirety**, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to;

Doc#: 2208204083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/23/2022 08:14 AM Pg: 1 of 2

Dec ID 20220301658584
ST/CO Stamp 1-948-315-024 ST Tax \$420.00 CO Tax \$210.00
City Stamp 0-085-880-208 City Tax: \$4,410.00

Property of

an unmarried man
Michael Benford, *of 111 W. Washington Blvd Chicago IL 60607*, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 402 AND PS10 IN THE WABASH FLAT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 8, 9 AND 10 IN SEAMAN'S SUBDIVISION OF BLOCK 5 OF THE ASSESSORS OF THE NORTHWEST FRACTIONAL 11A OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF WABASH AVENUE IN THE CITY OF CHICAGO AT A POINT DISTANCE 440 FEET 11 1/2 SOUTH OF NORTH LINE OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID; THEN EAST IN A DIRECT LINE TO A POINT IN THE WEST LINE OF AN 18 FEET ALLEY IN THE REAR OF SAID LOTS 440 FEET AND 6 INCHES SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 47 FEET 4 INCHES; THENCE WEST IN A DIRECT LINE TO A POINT ON THE EAST LINE OF WABASH AVENUE AFORESAID; DISTANCE 488 FEET 2 INCHES SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION AND THENCE NORTH ALONG THE EAST LINE OF WABASH AVENUE AFORESAID 47 FEET 2 1/2 INCHES TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99939787 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN-COOK COUNTY, ILLINOIS.

Property Address: 1243 S. Wabash Ave., Unit 402 and PS-10, Chicago, IL 60605

Parcel ID Number: 17-22-101-038-1009 17-22-101-038 -1032

UNOFFICIAL COPY

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 3 day of MARCH, 2022

[Signature]
Mark Gannon

[Signature]
Cynthia Brookhart Riggs

State of Alabama

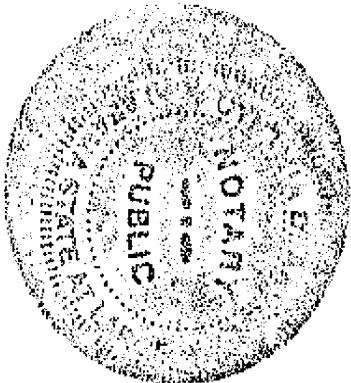
County of Morgan

The undersigned, a notary public in and for the above county and state, certifies that **Mark Gannon and Cynthia Brookhart Riggs**, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 3rd day of March, 2022

[Signature]
NOTARY PUBLIC

My Commission Expires 07-24-2024



DEED PREPARED BY:
Alfred S. Dynia
710 W. Higgins Rd., Suite 103
Park Ridge, IL 60068

MAIL DEED TO: — and — **SEND TAX BILL TO:**
Michael Benford
1243 S. Wabash Ave Unit 402
Chicago IL 60605