



\*2213013078D\*

Doc# 2213013078 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/10/2022 02:15 PM PG: 1 OF 3

WARRANTY DEED

STATE OF ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, JENNIFER A. NIEMIEC, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO GRANTEE CAROLYN BENACCI, AS SOLE OWNER, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN COOK COUNTY AND IN THE STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

PROPERTY ADDRESS: 1513 WEST HENDERSON STREET, UNIT B, CHICAGO, ILLINOIS 60657
PERMANENT INDEX NUMBER (PIN): 14-20-320-048-1002

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS AND TO HAVE AND TO HOLD SAID PREMISES AS SOLE OWNER

THE DATE OF THIS DEED OF CONVEYANCE IS APRIL 29, 2022.

Signature of Jennifer A. Niemiec (SEAL)
JENNIFER A. NIEMIEC

Signature of William Dunn (SEAL)
WILLIAM DUNN, WAIVING RIGHTS OF HOMESTEAD ONLY

22 HST 12541
1 of 2

Table with 2 columns: REAL ESTATE TRANSFER TAX, 05-May-2022. Rows: CHICAGO: 3,637.50, CTA: 1,455.00, TOTAL: 5,092.50 \*

Table with 2 columns: REAL ESTATE TRANSFER TAX, 09-May-2022. Rows: COUNTY: 242.50, ILLINOIS: 485.00, TOTAL: 727.50

14-20-320-048-1002 | 20220401697263 | 1-269-872-528

14-20-320-048-1002 | 20220401697263 | 1-640-888-208


\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

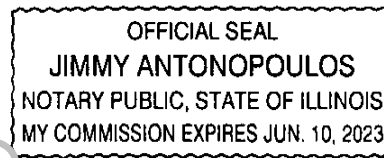
STATE OF Illinois)  
) SS:  
COUNTY OF Cook)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **JENNIFER A. NIEMIEC**, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SHE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HER 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 NOTARIAL SEAL, THIS 29TH DAY OF APRIL, 2022.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: June 10, 2023



This Instrument Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Todd Nelson, Attorney at Law	Carolyn Benacci	Robert J. Zotti, Attorney at Law
One North Franklin, Suite 800	1523 W Henderson St, Unit B	1761 S Naperville Rd, Ste 101
Chicago, Illinois 60606	Chicago, Illinois 60657	Wheaton, Illinois 60189

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## EXHIBIT A Legal Description

UNIT 1523-B IN THE HENDERSON SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 TO 18 BOTH INCLUSIVE, AND LOTS 29 TO 37 AND WEST 9 FEET OF LOTS 38 BOTH INCLUSIVE, IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

ALL THAT PART OF THE EAST AND WEST 16 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 9 TO 18, BOTH INCLUSIVE, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 29 TO 38, BOTH INCLUSIVE, AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 16 FEET OF SAID LOT 38 PRODUCED NORTH 16 FEET, IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40; NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

THE EAST 1/2 OF THE NORTH-SOUTH VACATED ALLEY IN BLOCK 1 IN SICKEL AND HUFMEYER'S SUBDIVISION, LYING EAST OF AND ADJACENT TO LOTS 19 THROUGH 28, IN SAID BLOCK 1 ALL IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95491093, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.