

Chicago Title

Doc#: 2323313446 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/21/2023 03:06 PM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
Joint Tenancy

Dec ID 20230801695313  
ST/CO Stamp 0-326-444-496 ST Tax \$710.00 CO Tax \$355.00  
City Stamp 0-878-454-224 City Tax: \$7,455.00

THE GRANTORS, William R. Bence and Kristina P. Bence, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT to Morgan E. Cavanaugh and Kevin N. Miller, 811 W. Oakdale, Apt. 1, Chicago, IL 60657, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common, but as JOINT TENANTS, to wit:

*not*  
*but as wife and husband, as tenants by the entirety*

UNIT 1050-B IN THE KENSINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 19 TO 29 IN BLOCK 4 IN MORGAN'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT 25484942, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT ONLY 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; THE CONDOMINIUM DECLARATION AND THE CONDOMINIUM PROPERTY ACT.

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, not as tenants in common but as JOINT TENANTS, forever.

Permanent Real Estate Index Number: 14-32-223-035-1020

Address of Real Estate: 1050 W. Armitage Avenue, Unit B, Chicago, IL 60614

# UNOFFICIAL COPY

Dated this 1 day of August, 2023.

**REAL ESTATE TRANSFER TAX**

18-Aug-2023



<b>CHICAGO:</b>	5,325.00
<b>CTA:</b>	2,130.00
<b>TOTAL:</b>	7,455.00 *

14-32-223-035-1020 | 20230801695313 | 0-878-454-224

Total does not include any applicable penalty or interest due.

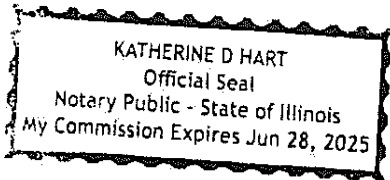
*William R. Bence* (SEAL)  
 William R. Bence

*Kristina P. Bence* (SEAL)  
 Kristina P. Bence

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that William R. Bence and Kristina P. Bence, 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 acknowledge 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 official seal, this 1st day of August, 2023.



*Katherine D. Hart*  
 NOTARY PUBLIC

This instrument was prepared by:

Katherine D. Hart  
 9349 Forestview Road  
 Evanston, Illinois 60203

Send subsequent tax bills to:

Morgan Cavanaugh and Kevin N. Miller  
 1050 W. Armitage Avenue, Unit B  
 Chicago, IL 60614

After recording mail to:

*Morgan Cavanaugh & Kevin N. Miller*  
*1050 W. Armitage Ave Unit B*  
*Chicago, IL 60614*

**REAL ESTATE TRANSFER TAX**

18-Aug-2023



<b>COUNTY:</b>	355.00
<b>ILLINOIS:</b>	710.00
<b>TOTAL:</b>	1,065.00

14-32-223-035-1020 | 20230801695313 | 0-326-444-496

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 23GST205336SK

For APN/Parcel ID(s): 14-32-223-035-1020

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Property of Cook County Clerk's Office