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Doc#: 2332013579 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/16/2023 12:40 PM Pg: 1 of 3

Dec ID 20230801697527
ST/CO Stamp 0-495-399-888 ST Tax \$175.00 CO Tax \$87.50

PROPER TITLE, LLC

PT23-93591 Y1
WARRANTY DEED

The Grantor, Lynn M. Bednarek, a single woman, of the Village of Des Plaines, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to Grantee:

Zenaida Benzon, widowed, Zoei Benzon, a single woman, and Jessica Wiltse, a married woman
1406 North Lavergne Avenue
Chicago, Illinois 60651

as tenants in common, the following described real estate situated in the County of Cook, in the State of Illinois:

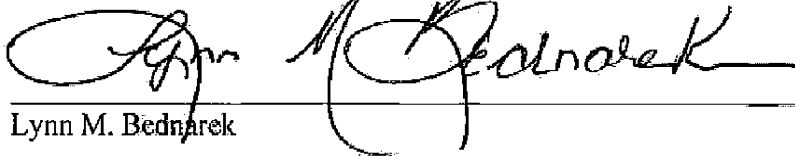
[see Exhibit A attached hereto]

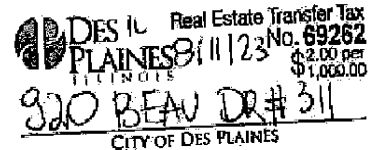
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Real Estate Permanent Index Number: 08-24-100-029-1077

Address of Real Estate: 920 Beau Drive, Unit 311, Des Plaines, Illinois 60016

Dated September 29, 2023


Lynn M. Bednarek



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State of ILLINOIS)
) ss THIS IS NOT THE GRANTOR'S HOMESTEAD PROPERTY.
County of COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Lynn M. Bednarek personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, and acknowledged that she signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth including the waiver of the right of homestead.

Given under my hand and official seal, this 29th day of September, 2023



Claire Demos _____ Commission Expires:
Notary Public

Mail To:

~~Dino Delic~~ Jessica Wiltse
~~Delic Law, LLC~~ P.O. Box 14495
~~802 West Bartlett Road~~ Chicago IL 60614
~~Bartlett, Illinois 60103~~

Send Tax Bill To:

Zenaida Benzon, Zoei Benzon & Jessica Wiltse
920 Beau Drive, Unit 311
Des Plaines, Illinois 60016

This instrument was prepared by:

Barbara M. Demos
Law Office of Barbara M. Demos, P.C.
4746 North Milwaukee Avenue
Chicago, Illinois 60630

Property of Cook County Clerk's Office

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Exhibit A Legal Description

Unit 930-311 in Elmdale condominiums as delineated on a survey of the following described real estate:

That part of the West 1/2 of the Northwest 1/4 (except the South 34 acres thereof) of Section 24, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows:

Commencing at the Northwest Corner of the Northwest 1/4 of Said Section 24; Thence Eastward along the North Line of said Section 24, North 89 degrees 30 minutes 00 seconds East, a distance of 575.58 feet to a point being 757.12 feet West of the Northeast corner of the said West 1/2 of the Northwest 1/4 of Section 24; Thence South 1 degree 29 minutes 20 seconds East, a distance of 653.01 feet to the point of beginning; Thence South 1 degrees 29 minutes 20 seconds East, a distance of 906.59 feet to a point on the North line the said South 34 acres of the West 1/2 of the Northwest 1/4 of Section 24; Thence Eastward along the said North Line, North 89 degrees 01 minutes 09 seconds East, a distance of 566.01 feet to a point being 191.01 feet West of the East line of the West 1/2 of the Northwest 1/4 of Said Section 24; Thence North 01 degrees 29 minutes 20 seconds West, a distance of 901.84 feet; Thence South 89 degrees 30 minutes 00 seconds West, a distance of 566.08 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as exhibit "B" to the declaration of condominium recorded June 4, 2003 as document No. 0315532108, as amended from time to time, together with its undivided percentage interest in the common elements.

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