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PREPARED BY:
The Law Offices of Paul A. Youkhana
4819 Main St., Ste D
Skokie, Illinois 60062

Doc# 2425423053 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 9/18/2024 3:39 PM
PAGE: 1 OF 5

MAIL TAX BILL TO:
Benjamin Huff and Alice Huff
4 De Anza Ct.,
San Mateo, CA 94402

MAIL RECORDED DEED TO:
Law Office of Judy L. DeAngelis
767 Walton Ln.,
Grayslake IL 94402

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Sheri Prather, a single woman, of the City of Chicago, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, hereby, REMISE(S) AND CONVEY(S) to: Benjamin Huff and Alice Huff, husband and wife, as ~~tenants by the entirety~~, of _____, herein after Grantee(s), all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

* joint tenancy

LEGAL DESCRIPTION:

~~PARCEL 1: UNIT 1517 IN THE BURNHAM PARK PLAZA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF SUB LOTS 1 AND 2 OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND LOT 9 (EXCEPT THE WEST 15 FEET THEREOF) ALL IN BLOCK 18 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00-44975, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.~~

~~PARCEL 2: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS GRANTED AND SET FORTH IN THE BURNHAM PARK PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00-44975. see attached~~

PERMANENT INDEX NUMBER(S): 17-15-304-052-1040
PROPERTY ADDRESS: 40 E. 9th Street, Unit 1517, Chicago, Illinois 60605

SUBJECT TO: general real estate taxes not yet due and payable at the time of closing; special governmental taxes or assessments for improvements not yet completed, and unconfirmed special governmental taxes or assessments, so long as they do not interfere with the current use and enjoyment of the Property; all condominium declarations, covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantees forever.

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

5th (MA)

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In WITNESS, WHEREOF the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

Dated this 26 day of July, 2024

Sheri Prather

Sheri Prather

STATE OF ILLINOIS
COUNTY OF COOK

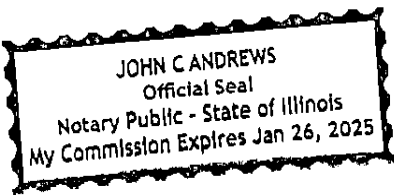
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sheri Prather, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 26 day of July, 2024

JCA

Notary Public

My Commission expires: 1/26/2025



Property of Cook County Clerk's Office

UNOFFICIAL COPYCommitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 776408

EXHIBIT A

The Land is described as follows:

PARCEL 1: UNIT 1517 IN THE BURNHAM PARK PLAZA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF SUB LOTS 1 AND 2 OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND LOT 9 (EXCEPT THE WEST 15 FEET THEREOF) ALL IN BLOCK 18 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00144975, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS GRANTED AND SET FORTH IN THE BURNHAM PARK PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00144974.

17.15.304.052.1040 ®

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Property

Cook County

Clerk's Office

REAL ESTATE TRANSFER TAX

06-Sep-2024



CHICAGO:

1,612.50

CTA:

645.00

TOTAL:

2,257.50 *

17-15-304-052-1040 | 20240701665617 | 1-580-605-616

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

06-Sep-2024



COUNTY:	107.50
ILLINOIS:	215.00
TOTAL:	322.50

17-15-304-052-1040

| 20240701665617 | 0-155-328-688