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THE GRANTOR

Michael J. Benigno, Jr. ⁹⁴ married to Dana S. Benigno, as Trustee under Michael J. Benigno, Jr. Revocable Trust dated May 7, 1990, of the City of Chicago County of Cook State of Illinois for and in consideration of

TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

John F. Benjamin and Esther R. Benjamin, his wife, as tenants by the entirety, of 100 East Bellevue, Chicago, Illinois 60611

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE MAR-84 999.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE MAR-84 999.00

COOK COUNTY, ILLINOIS FILED FOR RECORD

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

Permanent Real Estate Index Number(s): 17-04-210-029-1711

Address(es) of Real Estate: 1550 North State Parkway, #303, Chicago, Illinois 60610

DATED this 28th day of February 1994

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE MAR-84 964.50

(SEAL) Michael J. Benigno, Jr. (SEAL)

Michael J. Benigno, Jr. Trustee

(SEAL) Dana S. Benigno (SEAL)

Dana S. Benigno

State of Illinois, County of Cook as I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Benigno, married to Dana S. Benigno, & DAUGHTER

personally known to me to be the same person as whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 28th day of February 1994

Commission expires 1-12-1997 Carla Shull NOTARY PUBLIC

This instrument was prepared by E. Christopher Caravatta, 11 S. LaSalle St., Ste. 2500 Chicago, Illinois 60603

SPECIAL SEAL CARLA SHULL Notary Public, State of Illinois My Commission Expires 1-12-97

Johnathan L. Miller Sugar, Friedberg, & Felsonthal

30 North LaSalle St., Ste. 2600

Chicago, Illinois 60602

SEND SURROUNDING TAX BILLS

Esther and John Benjamin

1550 North State Parkway, #303

Chicago, Illinois 60610

BOX 388

OR RECORDERS OFFICE BOX NO.

449644-1
809

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE 1995.00
238
79642
REAL ESTATE TRANSACTION TAX Cook County 19750
94215960

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Warranty Deed
NON-ADJUDICATED

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

[Faint rectangular stamp or mark]

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Unit Number 303 as delineated on plat of survey of the following described parcel of real estate (hereinafter referred to as parcel): Lots 1, 2, 3, 4 and 5 in the Subdivision of Lot A in Block 1 in the Subdivision by the Catholic Bishop of Chicago of Lot 13 in Bronson's Addition to Chicago, in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "C" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated August 4, 1977 and known as Trust Number 40972 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 24130105, together with an undivided 2.04078 per cent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Plat of Survey) in Cook County, Illinois.

Subject To: (i) terms, provisions, covenants, and conditions of the declaration of condominium and all amendments thereto; (ii) general real estate taxes not due and payable at the time of closing; (iii) installments of regular assessments due after the date of closing established pursuant to the declaration of condominium; (iv) installments of special assessments described in Paragraph 5 of this Contract; (v) acts by or through Purchaser; (vi) limitations and conditions imposed by the Condominium Property Act; and (vii) any document or agreement recorded in the chain of title to the Property which does not restrict or impair Purchaser's use and enjoyment of the Property as a single family residence and which is a covenant, condition, or restriction of record, a private, public or utility easement, a party wall right or agreement.

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