UNOFFICIAL COP

WARRANTY DEED Statutory (ILLINOIS)

1222142096 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 08/08/2012 11:26 AM Pg: 1 of 2

FIRST AMERICAN

Above Space for Recorder's Use Only

THE GRANTOR, YB HOLDINGS, LLC, an Illinois limited liability company, of 537 N. Euclid Avenue, Oak Park, Illinois 60302, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONYEYS and WARRANTS to KEVIN COONAN and ANDREA KARTLEY, of 2407 W. Moffat Street, Apt. 2, Chicago, Illinois 60647, not in Tenancy in Common and not in Joint Tenancy but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 17 IN BLOCK 16 IN HOLSTEIN IN THE V EST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-31-128-016-0000

Address of Real Estate: 2329 West Charleston Street, Chicago, Illinois 6064

SUBJECT TO THE FOLLOWING: IF ANY: Covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantees; all special governmental tax es cr assessments confirmed and unconfirmed; existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases; and general real estate taxes not due and payable as of the date hereof.

This is not homestead property as to the Grantor.

TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this //Aday of _

YB HOLDINGS, LLC, an Illinois limited liability company

Richard E. Weicher, Manager

1222142096D Page: 2 of 2

UNOFFICIAL COP

STATE OF ILLINOIS COUNTY OF Cook

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that RICHARD E. WEICHER, personally known to me to be the Manager of YB HOLDINGS, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Operating Agreement of said Company as his free and voluntary act, and as the free and voluntary act of the Company.

Given under my hand and official seal this 1/12 day of 4h

This instrument was prepared by: Michael J. Weicher, Esq.

Lillig & Thorsness, Ltd. 1900 Spring Road, Suite 200 Oak Brook, IL 60523

MAIL TO:

Shane E. Mowery, Esq. 2448 W. Augusta Boulevard, Unit 2 Chicago, Illinois 60622

SEND SUBSEQUENT TAX BILLS TO:

Kevin Ccoran & Andrea Kartley 2329 West Charleston Street Chicago, Illinois 60647

REAL ESTATE T	RANSFER	07/20/2012
14-31-120-0	CHICAGO: CTA: TOTAL:	\$4,155.00 \$1,662.00
016-0	000 2012070160374	FXUH7P

REAL ESTATE TRANSFER		07/20/2012
14-31-128-016-0000	COOK ILLINOIS: TOTAL: 0 20120701603740	\$277.00 \$554.00