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Doc#: 1309441150 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/04/2013 12:21 PM Pg: 1 of 3

WARRANTY DEED

Prepared By:
Attorney Thomas J. Moran
5300 West Devon Ave.
Chicago, IL 60646

The Grantors, STEPHEN K. ZIRBEL and PATRICIA A. ZIRBEL, of the City of Chicago, County of Cook and State of Illinois for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEY and WARRANT to

NICHOLAS W. FERRARIO and JORDAN S. FERRARIO
Husband & Wife, as Tenants by the Entirety,
of 740 West Aldine, # 3, Chicago, IL 60657

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description is attached hereto and made a part hereof.

P.I.N. # 14-18-401-035-1016

Property Address: 1915 W. Montrose Ave., # 2, CHICAGO, IL 60613 - 1571

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 Joint Tenants and NOT AS Tenants In Common BUT AS TENANTS BY THE ENTIRETY forever.

Dated this 22 day of March, 2013.

STEPHEN K. ZIRBEL

PATRICIA A. ZIRBEL

S Y
P 3
S N
SC X
INT 24

REAL ESTATE TRANSFER	03/22/2013
CHICAGO:	\$1,350.00
CTA:	\$540.00
TOTAL:	\$1,890.00

14-18-401-035-1016 | 20130301604197 | ZP247R

REAL ESTATE TRANSFER	03/22/2013
COOK	\$90.00
ILLINOIS:	\$180.00
TOTAL:	\$270.00

14-18-401-035-1016 | 20130301604197 | SATH54

BOX 334 CT

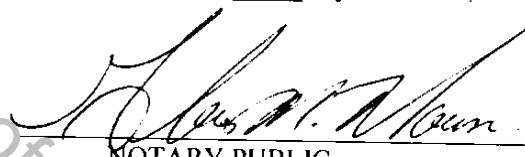
Handwritten notes: 12/1, 14-18-401-035-1016

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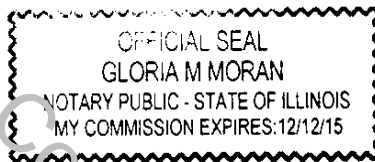
State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that STEPHEN K. ZIRBEL and PATRICIA A. ZIRBEL, Husband and Wife, 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 acknowledged that they signed, sealed and delivered said deed as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22 day of March, 2013.



NOTARY PUBLIC



AFTER RECORDING,
MAIL THIS DEED to:

Cervantes & Co. Inc.
111 W. Washington
Suite 1201
Chicago IL 60602

Mail Tax Bills to:

Nicholas & Jordan Ferrario
1915 W. Montrose, # 2
Chicago, IL 60613

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 WNW281075 PK
STREET ADDRESS: 1915 W. MONTROSE AVE UNIT 2
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-18-401-035-1016

LEGAL DESCRIPTION:

PCL 1:

UNIT 1915-2 IN THE MONTRECOTT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 1, 2, AND 3 IN BLOCK 2 IN FOSTER MONTROSE BOULEVARD SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1905 AS DOCUMENT 3092294, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030305086, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S - 6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0030305086.