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WARRANTY DEED

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PREPARED BY:

Lisa H. Kritt
Attorney at Law
2000 W. Carroll Ave., Suite 502
Chicago, IL 60612

MAIL TO:

Daniel Hill,
Law Offices of Stotis & Baird
200 W. Jackson Blvd., STE 1050
Chicago, IL 60606

NAME & ADDRESS OF TAX PAYER:



Doc#: 1323404103 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2013 01:20 PM Pg: 1 of 2

200 W Jackson
9526137 LEINSS AL

THE GRANTOR(S), 2441 N. CALIFORNIA, LLC, an Illinois limited liability company, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE(S), PETER CAVANAUGH and STACY BROWN, husband and wife, not as tenants in common, not as joint tenants, but as Tenants by the Entirety all right, title, and interest in the following described real estate in the City of Chicago, County of Cook, State of Illinois, to wit:

LOT 22 IN BLOCK 4 IN HARRIET FARLIN'S SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 12, 1873 AS DOCUMENT NUMBER 83560

PROPERTY ADDRESS: 2441 N. CALIFORNIA AVENUE, CHCAGO, IL 60647
PROPERTY TAX NUMBER: 13-25-424-006-0000

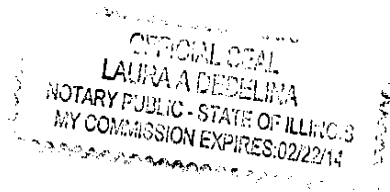
Subject, however, to covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

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

Dated this 15 day of July, 2013.

2441 N. CALIFORNIA, LLC

BY: Michael D. Petrozzini,
Its: Member of Petrozzini Family Real Estate, LLC



STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Michael D.
COUNTY OF COOK) Petrozzini, 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 signed and delivered this instrument as his free and voluntary act, for the uses and
purposes set forth therein.
GIVEN under my hand and Seal

Dated _____

NOTARY PUBLIC


BOX 334 CTI

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER 07/18/2013

| | | |
|---|----------|------------|
|  | CHICAGO: | \$3,562.50 |
| | CTA: | \$1,425.00 |
| | TOTAL: | \$4,987.50 |

13-25-424-006-0000 | 20130701603979 | Q0N101

REAL ESTATE TRANSFER 07/18/2013

| | | | |
|---|---|-----------|----------|
|  |  | COOK | \$237.50 |
| | | ILLINOIS: | \$475.00 |
| | | TOTAL: | \$712.50 |

13-25-424-006-0000 | 20130701603979 | W2K970