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This document prepared by:

Name:

Ryan Krueger

Firm/Company:

Law Office of Ryan Krueger

Address:

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City, State, Zip:

Chicago, Illinois 60646

Phone:

312-498-4586

\$2382.00%

Doc#: 1323804002 Fee: \$42.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/26/2013 08:12 AM Pg: 1 of 3

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(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR O'BRIEN & O'PRIEN, LLC, an Illinois Limited Liability Company, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto Michael Powell and Carlitta Tricker-Powell, husband and wife, with a current address of 10012 South Lowe Avenue, Chicago, Winois 60628, not as tenants in common or as joint tenants, but rather as tenants by the entirety with rights of survivorship, hereinafter "Grantee", the following real estate, together with all map ovements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOTS 6 AND 7 IN BLOCK 27 IN LAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 10012 SOUTH LOWE AVENUE, CHICAGO, ILLINOIS 60628.

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

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Property of County Clerk's Office E TOULDING WILLIAM STATE OF THE STATE OF T

1323804002D Page: 3 of 3

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WITNESS Grantor's hand this <u>So</u> day of, 2013. Grantor: O'BRIEN AND O'BRIEN Patrick O'Brien, as Managing Member	
STATE OF LLINOIS COUNTY OF COOK I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO CERTIFY THAT Patrick O'Brien personally known to me to be the same person	
name is/are subscribed to the foregoing instrument, appeared before me this day in peacknowledged that he signed, sealed and delivered this instrument as his free and volution for the uses and purposes therein set forth, including the release and waiver of the homestead.	erson, and intary act
Given under my hand and notarial seal this day of, 2013.	
Notory Public "OFFICIAL SEAL JACK BAGINSK	I
MAIL DEED, AFTER RECORDING, TO: Cor. mission Expires Aug. 2 Cor. mission No. 7728	3, 2016
Carlithe Trallactorial Michael Parall	
10012 5 Lowe Chicago, IL 60628	
SEND FUTURE TAX BILLS TO: Carlitta Tucka Pavell Michael Powell	
10012 5. Lowe Chicago, IL 60628	