

WARRANTY DEED

THE GRANTOR

Pero Hess, LLC, an Illinois limited liability company,

created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Michael Jerit and Lauren Jerit, husband and wife, both of 125 East 13<sup>th</sup> Street, Unit 801, Chicago, Illinois,



Doc#: 1325344088 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/10/2013 02:55 PM Pg: 1 of 2

This Space for Recorder's Use

as tenants by the entirety, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 14-31-428-014-000

Address of Real Estate: 1645 North Wood Street, Chicago, Illinois 60622

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 6 day of September, 2013.

Pero Hess, LLC,  
an Illinois limited liability company

By: [Signature]  
Authorized Representative

State of IL, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur Pero, Authorized Representative of Pero Hess, LLC, 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Pero Hess, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of Sept, 2013.



[Signature]  
NOTARY PUBLIC  
My Commission expires on: 8.19.16

Near North National Title  
222 N. LaSalle  
Chicago, IL 60501

AP130313 1062 KD

**UNOFFICIAL COPY**

## LEGAL DESCRIPTION

LOT 24 IN JOHN FITCH'S RESUBDIVISION OF BLOCK 26 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) private, public and utility easements of record; (4) covenants, conditions and restrictions of record; (5) special governmental taxes or assessments for improvements not yet completed; (6) unconfirmed special governmental taxes or assessments; and (7) such other matters as to which the Title Insurer commits to insure Grantees against loss or damage at no cost to Grantees.

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**REAL ESTATE TRANSFER** 09/10/2013



**CHICAGO:** \$11,212.50  
**CTA:** \$4,485.00  
**TOTAL:** \$15,697.50

14-31-428-014-0000 | 20130801604283 | RBM777

**REAL ESTATE TRANSFER** 09/10/2013



**COOK** \$747.50  
**ILLINOIS:** \$1,495.00  
**TOTAL:** \$2,242.50

14-31-428-014-0000 | 20130801604283 | 3C639G

This instrument was prepared by: Eileen C. Lally, 1140 North Milwaukee, Suite 1, Chicago, Illinois 60642

UPON RECORDING MAIL TO:

Joseph E. Van Meier, Esq.  
Burke, Warren, McKay & Serritella, P.C.  
330 N. Wabash, Suite 2100  
Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Michael Jerit and Lauren Jerit  
 1645 North Wood Street  
 Chicago, Illinois 60622