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WARRANTY DEED

STATE OF ILLINOIS

THIS AGREEMENT, made this 28th day of March, 2014 between Ashley Broyles ("Grantor"), a single woman, and Jeremiah McCarthy and Bernadette McCarthy, ("Grantees"), husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the Grantees, the receipt whereof is hereby acknowledged, does convey and warrant unto the Grantees, and to their heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:



Doc#: 1410419187 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/14/2014 01:40 PM Pg: 1 of 3

SEE ATTACHED EXHIBIT A


The Grantor, for herself and her successors, does covenant, promise, and agree, to and with the Grantees, their heirs and assigns, that she has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, she WILL WARRANT AND DEFEND, subject to: general real estate taxes not yet due and payable; applicable zoning and building laws or ordinances; Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and By-Laws for the Condominium, including any and all amendments and exhibits thereto; Declaration of covenants, conditions, restrictions, and easements; all rights, easements, covenants, conditions, restrictions, and reservations contained in the declaration of condominium in the same as though the provisions of said declaration were recited and stipulated at length herein; the Condominium Property Act of Illinois; easements, air rights, covenants, conditions, agreements, building lines, and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence; leases, licenses, encroachments, and agreements affecting the Common Elements or the Limited Common Elements; acts done or suffered by Grantees or anyone claiming by, through, or under Grantees; utility easements whether recorded or unrecorded; and Schedule B exceptions listed in Fidelity National Title Commitment Number 2011 051014695.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.


Permanent Real Estate Index Number: 17-08-443-042-1035

Address of Real Estate: 1151 W. Washington Blvd., Unit 137

Chicago, Illinois 60607

| REAL ESTATE TRANSFER | | 03/31/2014 |
|---|----------|------------|
|  | CHICAGO: | \$2,062.50 |
| | CTA: | \$825.00 |
| | TOTAL: | \$2,887.50 |

17-08-443-042-1035 | 20140301604835 | TGCHMS

| REAL ESTATE TRANSFER | | 03/31/2014 |
|---|-----------|------------|
|  | COOK | \$137.50 |
| | ILLINOIS: | \$275.00 |
| | TOTAL: | \$412.50 |

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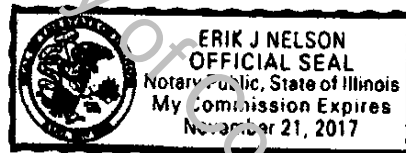
In Witness Whereof, Grantor has caused her name to be signed to this instrument this 28th day of March, 2014.

Ashley Broyles

Ashley Broyles

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 Ashley Broyles, is 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 she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28th day of March, 2014.



Erik J. Nelson
Notary Public

My commission expires: Nov. 21, 2017

WHEN RECORDED, MAIL TO:

Jeremiah McCarthy
6575 Caldwell
Chicago, IL 60646

MAIL SUBSEQUENT TAX BILLS TO:

Jeremiah McCarthy
6575 Caldwell
Chicago, IL 60646

This instrument was prepared by: Nelson & Pahl, LLC, 53 W. Jackson Blvd, Suite 1056, Chicago, IL 60604

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 137 IN THE BLOCK X CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 THROUGH 11 IN CARPENTER AND STRONG'S RESUBDIVISION OF LOT 1 TO 10 IN SUBDIVISION OF LOTS 1 TO 10 IN SUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 12, 13, 16, 17, 20, 21 AND 24 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 1 TO 8 IN THE SUBDIVISION OF LOTS 11, 14, 15, 18, 19, 22 AND 23 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98977346; WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-38 A LIMITED COMMON ELEMENT AS SET FORTH IN DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98977346.

PIN #: 17-08-443-042-1035

Commonly known as: 1151 W. WASHINGTON ST., UNIT 137 AND PARKING SPACE P-38
CHICAGO, ILLINOIS 60607