

# UNOFFICIAL COPY

Prepared by:  
Chang & Carlin, LLP  
1305 Remington Road, Suite C  
Schaumburg, IL 60173

Mail Tax bill to:

Jesse A. Klingbeil

1458 Berwyn #1

Chicago, IL 60640

Mail Recorded deed to:

John Zachara

53 W Jackson Suite 640

Chicago, IL 60604



Doc#: 1417416052 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/23/2014 12:04 PM Pg: 1 of 3

01146-211180 1 of 2 ms

## WARRANTY DEED Statutory (Illinois)

### THE GRANTOR(S)

Patrick J. McGuire, a single man of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other goods and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Jesse A. Klingbeil, a single man of 1465 W. Balmoral Ave #2, Chicago, IL 60640, all rights, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Index Number(s): 14-08-117-051-1001

Property Address: 1458 Berwyn #1, Chicago, IL 60640.

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois, SUBJECT TO (1) general real estate taxes for 2013 and subsequent years and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances and regulations of record.

Dated this 18 day of June, 2014.

  
Patrick J. McGuire

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

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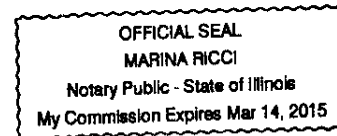
State of Illinois )  
 ) ss  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Patrick J. McGuire, <sup>a single man</sup> 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 official seal, this 18 day of June, 2014

Marina Ricci  
 Notary Public

My Commission Expires: 3/14/15

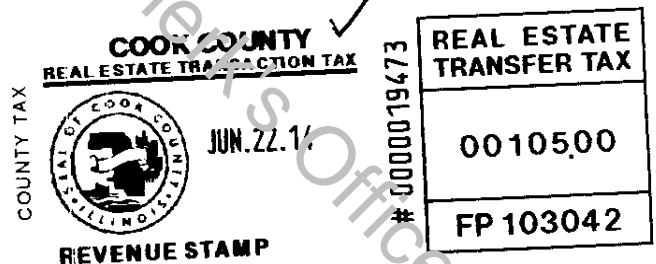
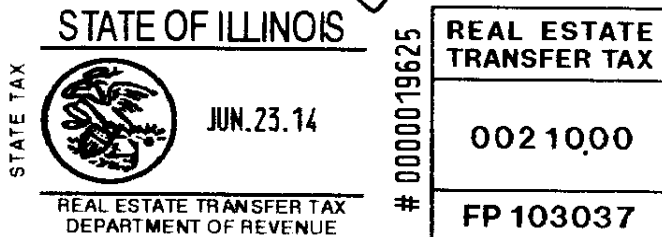


City of Chicago  
 Dept. of Finance  
**668949**

6/20/2014 15:12  
 dr00193



Real Estate  
 Transfer  
 Stamp  
**\$2,205.00**  
 Batch 8,302 863



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ALTA Commitment (6/17/06)

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

### Exhibit A - Legal Description

UNIT 1458-1 IN THE BERWYN MANOR CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 20 FEET OF LOT 48 AND ALL OF LOTS 49 AND 50 IN BLOCK 2 IN ZERO PARK SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN S. H. KERFOOT'S RESUBDIVISION OF LOTS 1 TO 20, BOTH INCLUSIVE, IN LOUIS E. HENRY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 95117105, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.