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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/24/2014 09:52 AM Pg: 1 of 2

After Recording Please Return to:

Steven N Fritzshall, Esq.
6584 N Northwest Highway
Chicago IL 60631

WARRANTY DEED

WARRANTY DEED, made this 16th day of June, 2014 by and between **MICHAEL J HANNIGAN**, divorced and not since remarried, and **MARY GRACE COLLINS**, divorced and not since remarried, of the City of Oak Park, County of Cook and State of Illinois (the "Grantors"), and **PATRICK IRVINE and MARTHA C. McGEE**, husband and wife, as TENANT BY THE ENTIRETY, of 1928 Bradley Place, Chicago, Illinois 60613 (the "Grantees"),

THE GRANTORS, for and in consideration of the sum of TEN and NO/100ths DOLLARS (\$ 10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, do hereby Convey and Warrant unto **PATRICK IRVINE and MARTHA C. McGEE**, husband and wife, as TENANTS BY THE ENTIRETY, and their heirs, successors and assigns, the following described premises located in the County of Cook and State of Illinois, described as follows:

LOT 16 AND THE SOUTH 1/2 OF LOT 15 IN BLOCK 11, IN W.F. REYNOLDS COLUMBIAN ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOTS 1, 2 AND 3 IN THE CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, ALL IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN Number: 16-05-302-029-0000

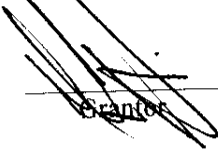
Address: 821 Mapleton, Oak Park IL 60302

Subject to: covenants, conditions and restrictions of record, and to real estate taxes for 2013 and subsequent years.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee and his heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

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MICHAEL J HANNIGAN


Grantor

MARY GRACE COLLINS


Grantor

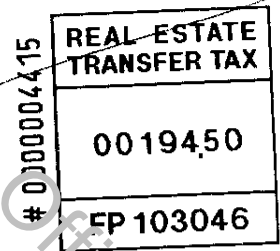
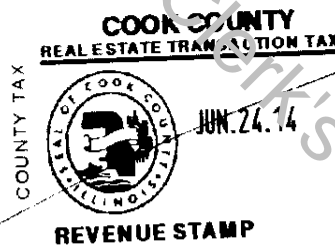
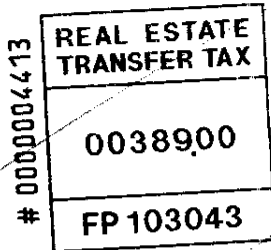
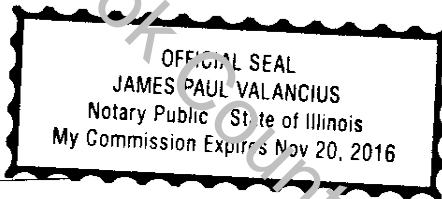
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned, James Paul Valancius, a Notary Public in and for said County in the State aforesaid, Do Hereby Certify that Michael J Hannigan, divorced and not since remarried, and Mary Grace Collins, divorced and not since remarried, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary acts for the uses and purposes therein set forth.

Given my hand and
Notarial Seal this 16th day
of June, 2014.


NOTARY PUBLIC

My commission expires _____



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