



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1419901018 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/18/2014 11:14 AM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR(S) CHRISTINE MONTET, a single person of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEY(S) and to 2328 N. LEAVITT LLC ~~as Tenants by the Entirety~~ (GRANTEE'S ADDRESS) 3009 W. Montrose, Chicago, Illinois 60618 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, in wit:

Seller represents and warrants that the subject property is in RT-4 Zoning

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO:

general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

FIDELITY NATIONAL TITLE 5101502
174

Handwritten notes and signatures on the right side of the page.

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(s): 14-31-104-045-0000

Address(es) of Real Estate: 2328 N. Leavitt, Chicago, Illinois 60647

Dated this 16 day of June, 2014.

BOX 15

Signature of Christine Montet
CHRISTINE MONTET

REAL ESTATE TRANSFER TAX		19-Jun-2014
COUNTY:	ILLINOIS:	225.00
	TOTAL:	450.00
		675.00

REAL ESTATE TRANSFER TAX		19-Jun-2014
CHICAGO:	CTA:	3,375.00
	TOTAL:	1,350.00
		4,725.00

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STATE OF ILLINOIS, COUNTY OF COOK)ss.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT _____
CHRISTINE MONTET

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 16th day of June, 2014.



Inga L. Johnson (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: _____

Signature of Buyer, Seller or Representative

Prepared By: John C. Wojteczko, Esq.
77 West Washington Street
Suite 1119
Chicago, Illinois 60602

Mail To:

Lauren Schultz Kavanaugh, Esq.
440 W. Randolph Street
Suite 500
Chicago, Illinois 60606

Name & Address of Taxpayer:

2328 N. Leavitt LLC
3009 M. Montrose
Chicago, Illinois 60618

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EXHIBIT 'A' **Legal Description**

LOT 33 IN BLOCK 4 IN HOSTEIN'S ADDITION TO CHICAGO, A SUBDIVISION OF WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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