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JPTH 15-600558

WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, JUSTIN W. HURRY and KATHRYN G. HURRY, husband and wife, of the City of Chicago, and the State of Illinois, for and in consideration of the sum of Ten Dollars (\$1000) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

CONVEYS, GRANTS, BARGAINS AND WARRANTS to



Doc#: 1504845101 Fee: \$42,00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A.Yarbrough Cook County Recorder of Deeds Date: 02/17/2015 03:23 PM Pg; 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Grantee, DANIEL DUBICK AND VANESSA DUBICK, husband and wife, whose address is 1717 West Newport, Unit 4, Chicago, Illinois 60657, AS TENANTS BY THE ENTIRETY and not as tenants in common or joint tenants, FOREVER, all of the following described real estate, situated in the County of Coo, State of Illinois, to-wit:

Lot 43 in Block 12 in C. T. Yerke's Subdivision Of Blocks 33, 34, 35, 36, 41, 42, 43 And 44 in The Subdivision of Section 19, Township 40 North, Runge 14, East of The Third Principal Meridian, (except the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Physics.

Permanent Index Number:

14-19-319-034-0000

Common Address:

3332 North Leavitt, Chicago, Illinois 6065; 100618 WAR

Together with all buildings, improvements and fixtures located thereon and owned by Grantor and all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and all of the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

REAL ESTATE TRANSFER TAX		17-Feb-2015
(E)	CHICAGO:	10,687.50
	CTA:	4,275.00
	TOTAL:	14,962.50
14 10 310 034-0000	20150101660474	1-297-047-168

REAL ESTATE TRANSFER TAX		18-Feb-2015	
	COUNTY:	712.50	
	ILLINOIS:	1,425.00	
	TOTAL:	2,137.50	
	0.034.0000	L 20150101660474	1-691-311-744

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Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the exceptions set forth in Exhibit A attached hereto and incorporated herein by reference, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN W!TNESS WHEREOF, Grantor has he February, 2015. Justin W. Hurry	reunto set its hand and seal as of the k day of Kathryn G. Hurry
STATE OF ILLNOIS) SS	
COUNTY OF COOK)	
HEREBY CERTIFY that JUSTIN W. HUR known to me to be the same persons whose nan having executed the same, appeared before me	and for said County and State aforesaid, DORY and KATHRYN G. HURRY, personally need are subscribed to the foregoing instrument as this day in person and acknowledged that they as their own free and voluntary act, for the uses this day of February, 2015. Notary Pholic
After recording, mail to:	Send Subsequent Tax Bills to:
Greg Braun Braun and Rich, P.C. 3732 N. Leavel 1601 Sherman Ave, Ste. 200 Chicky Evanston, Illinois 60201 60618	Daniel Dubick †3332 North Leavitt Chicago, Illinois 60618

This instrument was prepared by: J. David Ballinger, 159 N. Marion Street #219, Oak Park, Illinois 60301.

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EXHIBIT A PERMITTED EXCEPTIONS

- 1. General taxes for 2014 and all subsequent years.
- 2. Covenants, conditions and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handrapped person(s), which do not contain a reversionary or forfeiture clause).
- 3. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
- 4. Easements or cialms of easements not recorded in the public records.
- 5. Rights of tenants in possession as tenants only under unrecorded leases.