

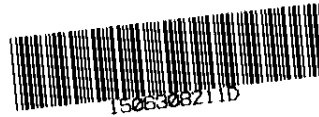
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**WARRANTY DEED
Statutory (ILLINOIS)
(Partnership to Individual)**

9001431

MAIL TO:

Madden, Jiganti, Moore & Sinars
LLP
Joseph S. Capitani
190S LaSalle Street Suite 1700
Chicago, IL 60603



Doc#: 1506308211 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/04/2015 01:38 PM Pg: 1 of 3

SEND TAX BILLS TO:

Patrick Sean Kessler & Anne Mary
Finley Kessler
1617 West Grand Avenue Unit 3W & LCE G-7
Chicago, IL 60622-

**THE GRANTOR(S) McInerney & McBrearty Joint Venture of 10900 South Hamlin,
Chicago, IL 60655** a Joint Venture created and existing under and by virtue of the laws of the State of Illinois
and duly authorized to transact business in the State of Illinois, for and in consideration of (\$10.00) TEN
DOLLARS, in hand paid, and pursuant to authority given by the Joint Venture **CONVEYS** and **WARRANTS** to

Patrick ~~McInerney~~ Kessler & Anne ~~McBrearty~~ Kessler of 170 W Polk #701, Chicago, IL 60605

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as
TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State
of Illinois, to wit:

(See legal description attached hereto and made a part hereof)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois. SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s); and to General Taxes
for 2014 and subsequent years.

Permanent Index Number (PIN): 17-07-228-016-0000, 17-07-228-024-0000 & 17-07-228-017-0000 (PIQ & OP)
Address(es) of Real Estate: 1617 West Grand Avenue Unit 3W & LCE G-7, , Chicago, IL 60622-

DATED this date: 2/23/15

Name of Joint Venture: McInerney & McBrearty Joint Venture

McBrearty Construction Company

By: [Signature] (SEAL)
Edward McBrearty, President & Secretary

R.P.T.

McInerney Construction Company

[Signature] (SEAL)
Michael J. McInerney, President

[Signature] (SEAL)
Noreen Linda McInerney, Secretary

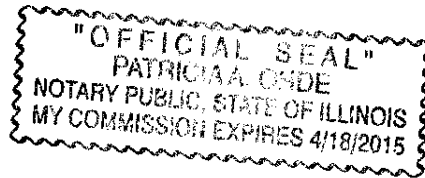
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State of Illinois)
)ss I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
 County of Cook) HEREBY CERTIFY that Edward McBrearty, President & Secretary of McBrearty
 Construction Company and Michael J. McInerney, President and Noreen Linda
 McInerney, Secretary of McInerney Construction Company, personally known to me to
 be the same person whose names are subscribed to the foregoing instrument, appeared
 IMPRESS SEAL HERE 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 date: 2/23/2015
 Commission expires April 18 2015 Patricia A. Onde (Notary Public)

This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465



REAL ESTATE TRANSFER TAX		27-Feb-2015
	CHICAGO:	3,975.00
	CTA:	1,590.00
	TOTAL:	5,565.00
17-07-228-016-0000 20150201663286 1-071-251-840		

REAL ESTATE TRANSFER TAX		27 Feb-2015
	COUNTY:	265.00
	ILLINOIS:	500.00
	TOTAL:	765.00
17-07-228-016-0000 20150201663286 1-002-946-944		

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UNIT 3W AND GARAGE SPACE G-7, A LIMITED COMMON ELEMENT IN THE 1617 WEST GRAND AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 (EXCEPT THE WEST 8 INCHES THEREOF), ALL OF LOT 18 AND LOT 19 (EXCEPT THE EAST 8 INCHES THEREOF) IN FORBE'S SUBDIVISION OF PART OF BLOCK 17 ON CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, 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 *2/24/2015* AS DOCUMENT NUMBER *1505519073* AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office