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**WARRANTY DEED**  
ILLINOIS STATUTORY  
(Individual to Individual)

Doc#: 1511901044 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/29/2015 11:41 AM Pg: 1 of 3

2 of 2  
1 of 1  
up

**Mail To:**

William Mosconi, Esq.  
707 Skokie Blvd.  
Suite 410  
Northbrook, IL 60062

**Send Subsequent Tax Bills To:**

Christopher King & Ann Gerbin  
1708 W. Wabansia Ave.  
Chicago, IL 60622

RECORDER'S STAMP

mt

THE GRANTORS, Andrew Pillsbury and Karen Ann DeMars Pillsbury, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Christopher R. King and Ann M. Gerbin, both unmarried, of Chicago, Illinois, not as tenants in common by as JOINT TENANTS, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for second installment 2014 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-31-421-030-0000

Property Address: 1708 W. Wabansia Avenue, Chicago, Illinois 60622

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**SIGNATURE PAGE FOLLOWS**

REAL ESTATE TRANSFER TAX		23-Apr-2015	
	COUNTY:	295.00	
	ILLINOIS:	590.00	
	TOTAL:	885.00	

14-31-421-030-0000 | 20150401679497 | 1-220-617-600

REAL ESTATE TRANSFER TAX		23-Apr-2015	
	CHICAGO:	4,425.00	
	CTA:	1,770.00	
	TOTAL:	6,195.00	

14-31-421-030-0000 | 20150401679497 | 0-257-500-544

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Dated this 17 day of April, 2015.

Andrew Pillsbury  
Andrew Pillsbury

Karen Ann DeMars Pillsbury  
Karen Ann DeMars Pillsbury

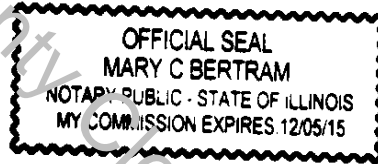
STATE OF Illinois )  
 )SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Pillsbury and Karen Ann DeMars Pillsbury are 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 17<sup>th</sup> day of April, 2015.

Mary C Bertram  
Notary Public

My Commission Expires: 12/05/15



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091  
(Name and Address)

**MAIL TO:**

William Mosconi, Esq.  
707 Skokie Blvd.  
Suite 410  
Northbrook, IL 60062

**SEND SUBSEQUENT TAX BILLS TO:**

Christopher King & Ann Gerbin  
1708 W. Wabansia Ave.  
Chicago, IL 60622

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## EXHIBIT "A" Legal Description

Lot 91 In Rose's Subdivision Of Block 27 In Sheffield'S Addition To Chicago In The South East Quarter Of The South East Quarter Of Section 31, Township 40 North, Range 14 East Of The Third Principal Meridian, In Cook County, Illinois.

Property of Cook County Clerk's Office

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ALTA Commitment (06/17/2006)

