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**FOR PURPOSES OF RECORDING
THIS INSTRUMENT PREPARED BY:**

Jennifer L. Worstell, Esq.
Natarajan Worstell LLC
33 N. LaSalle Street, Suite 1930
Chicago, IL 60602-2617

Doc#: 1607056056 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/10/2016 11:57 AM Pg: 1 of 4

142

MAIL TO:

Ivan Puljic, Esq.
Gaines and Puljic Ltd.
10 S. LaSalle Street, Suite 3500
Chicago, IL 60603

SEND TAX BILLS TO:

Benjamin Smigielski and Lorraine Reinsch
1444 West Montrose Ave., Unit 1E
Chicago, IL 60613-5340

PT76-377

WARRANTY DEED

THE GRANTORS, THOMAS W. KAVANAUGH and LAURA B. KAVANAUGH, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, hereby **CONVEY and WARRANT** to **BENJAMIN SMIGIELSKI and LORRAINE REINSCH, GRANTEES**, as tenants ~~by the entirety~~, the following described real estate situated in the County of Cook in the State of Illinois to wit:

*L.

See Exhibit A attached hereto.

COMMONLY KNOWN AS: 1444 W. Montrose Ave., Unit 1E, Chicago, IL 60613-5340
PIN: 14-17-120-038-1001

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTORS NAMED HEREIN.

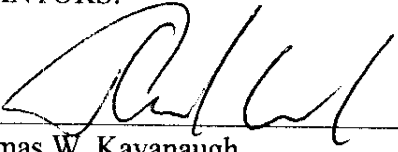
Subject to: (i) covenants, conditions and restrictions of record; (ii) general real estate taxes not due and payable at the time of closing; (iii) condominium declaration and bylaws; (iv) all special governmental taxes or assessments confirmed and unconfirmed; (v) building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and (vi) acts done by or suffered through Grantees.

MAIL TO
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601
PT16-00377

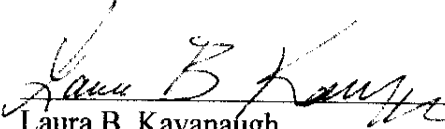
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DATED this 25 day of February, 2016.

GRANTORS:



Thomas W. Kavanaugh



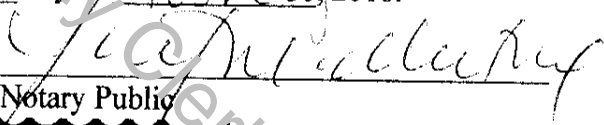
Laura B. Kavanaugh

Property of Cook County Clerk's Office

State of Illinois)
) SS:
County of Cook)

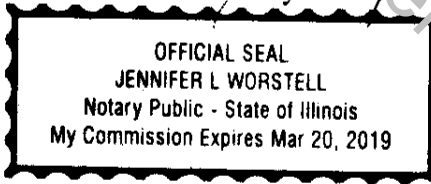
The undersigned, a Notary Public in and for said County, in the State aforesaid, **DOES HEREBY CERTIFY** that **THOMAS M. KAVANAUGH**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 2 day of February, 2016.



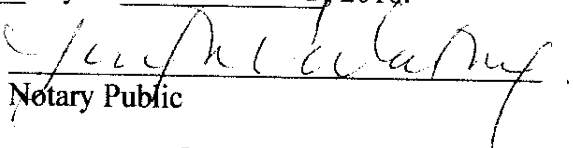
Notary Public

State of Illinois)
) SS:
County of Cook)

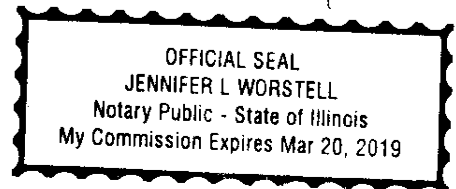


The undersigned, a Notary Public in and for said County, in the State aforesaid, **DOES HEREBY CERTIFY** that **LAURA B. KAVANAUGH**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 25 day of February, 2016.



Notary Public



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EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 1E IN THE GRACELAND EAST QUARTERS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 43 FEET OF THE WEST 86 FEET OF LOTS 11 AND 12 IN BLOCK 23 IN RAVENSWOOD BEING A SUBDIVISION IN SECTION 17 AND 18, TOWNSHIP 40 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 AS DOCUMENT NUMBER 0520718082; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE PARKING SPACE P-1E AND STORAGE SPACE S-3, A LIMITED COMMON ELEMENTS AS DESCRIBED IN THE AFORESAID DECLARATION.

GRANTORS ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTORS RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly Known As: 1444 W. Montrose Ave., Unit #1E, Chicago, IL 60613-5340

P.I.N.: 14-17-120-038-1001

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REAL ESTATE TRANSFER TAX 26-Feb-2016

	COUNTY:	248.50
	ILLINOIS:	497.00
	TOTAL:	745.50

14-17-120-038-1001 | 20160201668585 | 0-566-516-288

REAL ESTATE TRANSFER TAX 26-Feb-2016

	CHICAGO:	3,727.50
	CTA:	1,491.00
	TOTAL:	5,218.50 *

14-17-120-038-1001 | 20160201668585 | 1-704-081-984

* Total does not include any applicable penalty or interest due.