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WARRANTY DEED

WHEN RECORDED, MAIL TO:
Michael R. Grabill, Esq.
707 Skokie Boulevard, Suite 420
Northbrook, Illinois 60062

Doc#: 1607149030 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/11/2016 10:05 AM Pg: 1 of 2

Dec ID 20160301676153
ST/CO Stamp 0-394-430-016 ST Tax \$330.00 CO Tax \$165.00
City Stamp 1-736-607-296 City Tax: \$3,465.00

SEND SUBSEQUENT TAX BILLS TO:
Benjamin Tress and Megan Tress
2439 N. Albany Ave., Unit 2N
Chicago, Illinois 60647

GRANTOR, **Allison E. Keller**, a single woman, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, **Benjamin Tress and Megan Tress**, husband and wife, both of Chicago, Illinois, AS TENANTS BY THE ENTIRETY, all of her interest in the following described real estate in the County of Cook, in the State of Illinois:

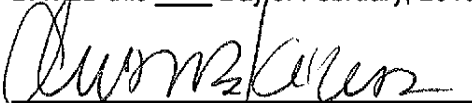
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Nos.: 13-25-320-082-1003.

Property Address: 2439 N. Albany Avenue, Unit 2N, Chicago, Illinois 60647.

Subject to the following, if any: (1) General real estate taxes for the year 2015-2nd installment and subsequent years; (2) public and utility easements of record; if any; (3) covenants, conditions and restrictions of record; if any; (4) the Condominium Declaration; and (5) Purchasers' mortgages of record, if any.

DATED this 19 Day of February, 2016.

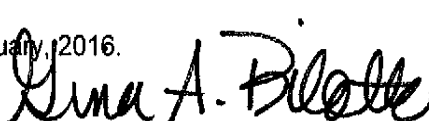

Allison E. Keller

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that ALLISON E. KELLER, a single woman, 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 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 notary seal, this 19th Day of February, 2016.

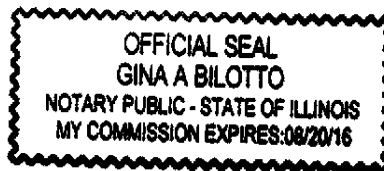
My commission expires August 20, 2016


Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

FD-15-0063

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EXHIBIT "A"

Unit 2-N in the Albany Terrace Condominium, as delineated on a survey of the following described real estate: Lots 36 and 37 in Knapp's Subdivision of Lots 4 and 6 in County Clerk's Division of part of the West 1/2 of the Southwest 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document 98858972, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PIN(S): 13-25-320-082-1003

Property of Cook County Clerk's Office