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Doc#: 1616701300 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/15/2016 03:48 PM Pg: 1 of 2

This document prepared by:)
Name: Ryan Krueger)
Firm/Company: Law Office of Ryan Krueger)
Address: 4747 W. Peterson Avenue)
Suite 300)
City, State, Zip: Chicago, Illinois 60646)
Phone: 312-498-4586)

FIRST AMERICAN TITLE
FILE # 2731210

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20-02-314-014-0000
(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR **MK Construction and Builders, Inc., an Illinois Corporation**, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **Jason M. O'Beirne and Kari Mills**, with a current address of 4535 S. Greenwood Chicago, IL 60653 (hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOT 3 IN S.M. FOLLANSBEE'S SUBDIVISION OF LOT 7 AND THE NORTH 75 FEET OF LOT 8 IN DUPEE'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 5 IN THE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 4535 S. GREENWOOD AVENUE, CHICAGO, ILLINOIS 60653.

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantees that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

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WITNESS Grantor's hand this 3rd day of JUNE, 2016.

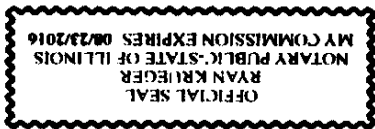

Grantor: **MK Construction and Builders, Inc.** by **Marcin Kawa**

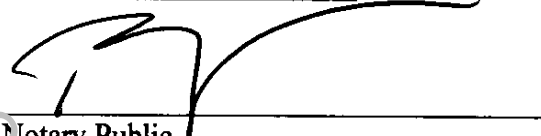
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Marcin Kawa** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, acknowledged that he signed, sealed and delivered this 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 notarial seal this 3rd day of JUNE, 2016.






Notary Public


MAIL DEED, AFTER RECORDING, TO:

Charles A. Semmlhack
Howard & Howard
200 S. Michigan Ave, Suite 1100
Chicago, IL 60604

SEND FUTURE TAX BILLS TO:

Jason O'Beirne + Kari Mills
4535 S. Greenwood
Chicago, IL 60653

REAL ESTATE TRANSFER TAX		07-Jun-2016
	COUNTY:	377.50
	ILLINOIS:	755.00
	TOTAL:	1,132.50
20-02-314-014-0000 20160601612565 1-605-993-792		

REAL ESTATE TRANSFER TAX		07-Jun-2016
	CHICAGO:	5,662.50
	CTA:	2,265.00
	TOTAL:	7,927.50 *
20-02-314-014-0000 20160601612565 1-555-400-000		

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