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Doc#: 1618915060 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/07/2016 10:05 AM Pg: 1 of 4

GIT 40025412(1/3)

THIS DEED WAS PREPARED BY:

J. Ryan Potts
Brotschul Potts LLC
30 N LaSalle Street, Suite 1402
Chicago, Illinois 60602

Dec ID 20160601622845
ST/CO Stamp 1-698-026-816 ST Tax \$1,750.00 CO Tax \$875.00
City Stamp 1-340-618-048 City Tax: \$18,375.00

AFTER RECORDING MAIL TO:

Ivan Puljic
Gaines & Puljic Ltd.
10 S. LaSalle Street, Suite 3500
Chicago, Illinois 60603

WARRANTY DEED

THIS INDENTURE, made as of June 29, 2016, from **Edward S. Kubiak and Kristan J. Boyle, husband and wife**, having a current address of 14 N. Peoria, Unit 5F/G, Chicago, Illinois 60607 (collectively, "Grantor"), in favor of **Tobin Efferen and Shilpa Cherukupally, as husband and wife, and as tenants by the entirety**, having a current address of 3252 N Leavitt Street, Chicago, Illinois 60618 (collectively, "Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property") SUBJECT ONLY TO general real estate taxes not due and owing for 2015 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

[SIGNATURES ON THE FOLLOWING PAGE]

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EXHIBIT A Legal Description

PARCEL 1: UNITS 5F AND 5G IN THE HALE LOFTOMINIUM, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN S. F. GALE'S SUBDIVISION OF BLOCK 52 OF CARPENTER'S ADDITION TO CHICAGO OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT B" TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 00769056, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT P-23 IN HALE GARAGE CONDOMINIUM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF CERTAIN LOTS IN S. F. GALE'S SUBDIVISION OF BLOCK 52 OF CARPENTER'S ADDITION TO CHICAGO, TAKEN AS A TRACT, ALL IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021010566, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: PARKING SPACE UNIT P-67, IN THE MADISON MANOR 2 CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 10, INCLUSIVE, IN WILLIAM HALE THOMPSON'S SUBDIVISION OF LOTS 17 TO 26, INCLUSIVE, IN S. F. GALE'S SUBDIVISION OF BLOCK 52 OF CARPENTER'S ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, 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 JUNE 26, 2001 AS DOCUMENT 0010558081, AND FIRST AMENDMENT RECORDED AS DOCUMENT 0020105051, SECOND AMENDMENT RECORDED AS DOCUMENT 0020848631, THIRD AMENDMENT RECORDED AS DOCUMENT 0020933836, FOURTH AMENDMENT RECORDED AS DOCUMENT 0020986921 AND FIFTH AMENDMENT RECORDED AS DOCUMENT 0021028207 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PARCEL 4: UNIT S-4 IN THE HALE LOFTOMINIUM, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN S. F. GALE'S SUBDIVISION OF BLOCK 52 OF CARPENTER'S ADDITION TO CHICAGO OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 00769056, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.



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PINS: 17-08-448-006-1016
 17-08-448-006-1017
 17-08-448-009-1021
 17-08-448-011-1171
 17-08-448-006-1090

PROPERTY CKA: 14 N. PEORIA, UNIT 5F/G, CHICAGO, ILLINOIS 60607

SEND PROPERTY TAX BILLS TO:

Tobin Efferen and Smitpa Cherukupally
 14 N. Peoria, Unit 5F/G
 Chicago, Illinois 60607

REAL ESTATE TRANSFER TAX		30-Jun-2016
		COUNTY: 875.00
		ILLINOIS: 1,750.00
		TOTAL: 2,625.00
17-08-448-006-1016 20160601622845 1-698-026-816		

REAL ESTATE TRANSFER TAX		30-Jun-2016
		CHICAGO: 13,125.00
		CTA: 5,250.00
		TOTAL: 18,375.00 *
17-08-448-006-1016 20160601622845 1-340-618-048		

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