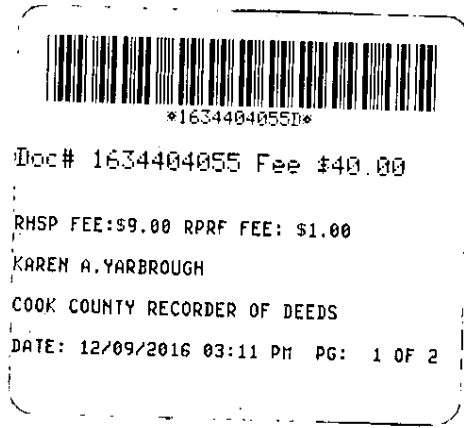


UNOFFICIAL COPY

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 # 2796654

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13-26-214-010-0000
 (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 **Joshua H. James and Marianne T. Motto-James**, hereinafter "Grantees", not as tenants in common or as joint tenants, but rather as **tenants by the entirety** with rights of survivorship, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOT 89 IN BLOCK 2 IN ALBERT WISNER'S SUBDIVISION OF LOTS 13 AND 14 IN BRAND'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 3081 N. ELBRIDGE AVENUE, CHICAGO, ILLINOIS 60618.

S Y
 P 2
 S N
 SC Y
 INT TR


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 22nd day of NOVEMBER, 2016.


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

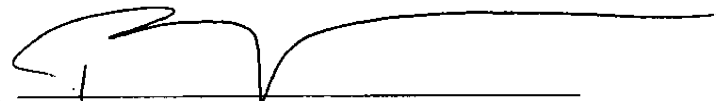
STATE OF ILLINOIS

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 22nd day of NOVEMBER, 2016.




Notary Public

MAIL DEED, AFTER RECORDING, TO:

Moirano Gorman Kenny LLC
135 S. LaSalle, Ste 3025
Chicago, IL 60603

SEND FUTURE TAX BILLS TO:

Joshua H. James
3081 N Elbridge Ave
Chicago, IL 60618

