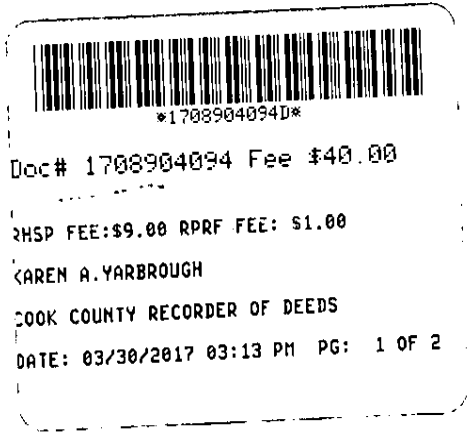


# UNOFFICIAL COPY

This document prepared by: )  
 Name: Ryan Krueger )  
 Firm/Company: Law Office of Ryan Krueger )  
 Address: 2516 Waukegan Road )  
 Suite 219 )  
 City, State, Zip: Glenview, Illinois 60025 )  
 Phone: 312-498-4586 )



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**13-36-301-022-0000**  
 (Parcel Identification Number)

**FIRST AMERICAN TITLE**

**FILE #** 2830368 143 **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 **Kesner Bienvenu and Poonam Jha husband and wife**, 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 FOUR (4) BLOCK TWO (2) IN NILS F. OLSON'S SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF CLARKSON AVENUE, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS 1918 N. ALBANY AVANUE, CHICAGO IL 60647.**

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.

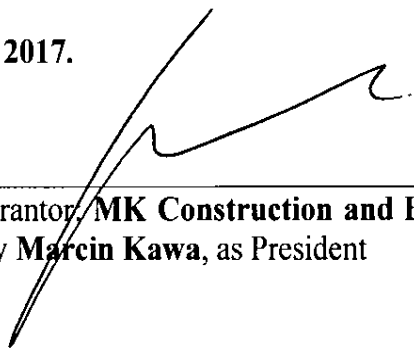
Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantees that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right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

**FIRST AMERICAN TITLE**  
**FILE #** 2830368 143

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WITNESS Grantor's hand this 24<sup>th</sup> day of March, 2017.


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

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 24<sup>th</sup> day of March, 2017.



  
Notary Public

REAL ESTATE TRANSFER TAX		29-Mar-2017
CHICAGO:		6,112.50
CTA:		2,445.00
<b>TOTAL:</b>		<b>8,557.50 *</b>
13-36-301-022-0000   20170301628385   1-937-450-688		
* Total does not include any applicable penalty or interest due.		

MAIL DEED, AFTER RECORDING, TO:

Jen Roberts  
1323 Pinhurst Dr  
Glenview, IL 60025

REAL ESTATE TRANSFER TAX		29-Mar-2017
COUNTY:	ILLINOIS	407.50
TOTAL:		815.00
		1,222.50
13-36-301-022-0000   20170301628385   U-192-620-224		

SEND FUTURE TAX BILLS TO:

Kesner Bienvenu  
1918 N Albany Ave  
Chicago, IL 60647