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Doc#: 1714515005 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/25/2017 09:24 AM Pg: 1 of 2

WARRANTY DEED

Grantor, **MARK JUSTIN HUNTER**, a single man, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **THOMAS M. MCGRATH**, an unmarried man, the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

Dec ID 20170501658183
ST/CO Stamp 1-652-031-168 ST Tax \$276.00 CO Tax \$138.00
City Stamp 0-370-878-912 City Tax: \$2,898.00

Legal Description: **EXHIBIT A**

Property Address:
4354 S Greenwood Avenue, #2
Chicago, Illinois 60653

Permanent Index Number: **20-02-303-053-1002**

SUBJECT TO: (i) current non-delinquent real estate taxes for 2016 and subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at time of closing; (iii) covenants, conditions, agreements, building lines and restrictions of record.

IN WITNESS WHEREOF, SAID Grantor has caused its name to be signed to these presents on this 18th day of May, 2017.

By: [Signature]
Mark Justin Hunter

Stc01146-507765
1 of 2

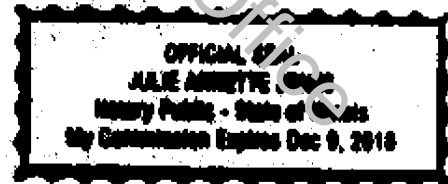
State of Illinois)
County of Cook) ss

STEWART TITLE
800 E. Ditch Road
Suite 100
Naperville, IL 60563

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify Mark Justin Hunter personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that each signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal, this 18th day of May, 2017.

[Signature]
Julie Annette Jones, Notary Public
My Commission Expires: December 9, 2018



This document was prepared by:
Julie Annette Jones, Esq.
14810 Cicero Avenue
Suite 1-C
Oak Forest, IL 60452

After recording return to:
Adam Gurney
Miles and Gurney, LLC
225 W. Washington St., #2200
Chicago, IL 60606

Mail Tax Bill to:
Thomas M. McGrath
4354 S. Greenwood, #2
Chicago, IL 60653

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ALTA Commitment (6/17/05)


COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

Unit No. #2 (Including the exclusive Right to Parking Space No. P-2 of the Detached Garage) in the 4354 South Greenwood Condominiums as Delineated on a survey of the following Described Real Estate : The South 24 1/2 feet of Lot 13 in Block 1 in Abell's Subdivision of the South 412.5 feet of Lot 2 In the Subdivision by the Executors of E. K. Hubbard 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.

Which survey is attached as an exhibit to the Declaration of Condominium Recorded January 20, 2006 as Document Number 0602034021 together with its undivided percentage interest in the common Elements.

REAL ESTATE TRANSFER TAX		23-May-2017
	COUNTY:	138.00
	ILLINOIS:	276.00
	TOTAL:	414.00
20-02-303-053-1002 20170501658183 1-652-031-168		

REAL ESTATE TRANSFER TAX		23-May-2017
	CHICAGO:	2,070.00
	CTA:	828.00
	TOTAL:	2,898.00
20-02-303-053-1002 20170501658183 0-370-878-912		

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