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H77952
THIS INSTRUMENT
PREPARED BY:



John P. Sugrue
Attorney at Law
5638 N. Artesian
Chicago, Illinois 60659

Doc# 1715022036 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/30/2017 02:05 PM PG: 1 OF 3

WARRANTY DEED

THE GRANTORS, Richard T. Kienzler and Chenin Kilduff Kienzler, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) dollars, in hand paid, CONVEY AND WARRANT unto Jayson Szott and Erin Szott, husband and wife, of 4210 N Winchester, Chicago, Illinois, the real estate commonly known as 1401 W. Berteau, Unit A, as well as parking spaces G1 and G2, all in Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being legally described in Exhibit "A" attached hereto and made a part hereof, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises not as tenants in common but as tenants by the entirety.

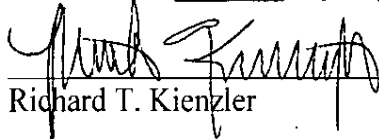
Grantors also hereby grant to the grantees, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 96347060 and its amendments.


This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

ADDRESS: 1401 W. Berteau, Unit A, Chicago, Illinois 60613

PTINS: 14-17-309-054-1001, 14-17-309-054-1008, 14-17-309-054-1009

DATED this 25 day of May, 2017.

 (SEAL)
Richard T. Kienzler

 (SEAL)
Chenin Kilduff Kienzler

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

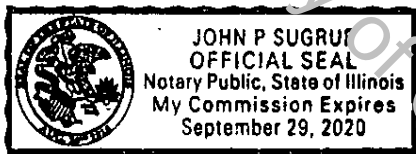
JA 3

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Richard T. and Chenin Kienzler, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

**K:KUFF*
 GIVEN under my hand and notarial seal this 25 day of May, 2017.



[Signature]
 Notary Public

My Commission Expires 9/29 2020

MAIL TO:
JAYSON & ERIN SZOTT
1401 W. BERTEAU #A
CHICAGO, IL 60613

SEND TAX BILL TO:
JAYSON & ERIN SZOTT
1401 W. BERTEAU #A
CHICAGO, IL 60613

REAL ESTATE TRANSFER TAX		30-May-2017
	CHICAGO:	4,972.50
	CTA:	1,989.00
	TOTAL:	6,961.50*
14-17-309-054-1001 20170501661856 0-679-179-968		

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

REAL ESTATE TRANSFER TAX		30-May-2017
	COUNTY:	331.50
	ILLINOIS:	663.00
	TOTAL:	994.50
14-17-309-054-1001 20170501661856 0-393-128-384		

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Exhibit A

H77952

UNITS 1401-A, G1 AND G2 IN THE BERTEAU COURT CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN BLOCK 1 IN ASHLAND ADDITION TO RAVENSWOOD IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96347060, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS .

P.I.N. 14-17-309-054-1001
14-17-309-054-1008
14-17-309-054-1009

C/K/A 1401 W BERTEAU AVENUE, UNIT A, G1 AND G2, CHICAGO, ILLINOIS, 60613

Property of Cook County Clerk's Office