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This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Eric McMinoway
812 W College Pkwy Unit 1B
Chicago, IL 60608

Order #: 1516577



1726445007D

Doc# 1726445007 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/21/2017 10:07 AM PG: 1 OF 4

This space for recording information only

1528068

WARRANTY DEED

This WARRANTY DEED, executed this 15th day of August, 2017, ERIC MCMINOWAY, a married man, who acquired title as single, herein joined by his spouse MANDY L. BREEN, whose address is 812 W College Pkwy Unit 1B, Chicago, IL 60608, hereinafter called GRANTOR, grants to ERIC MCMINOWAY, a married man, whose address is 812 W College Pkwy Unit 1B, Chicago, IL 60608, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$0.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remises, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"



Property Address: 812 W College Pkwy Unit 1B, Chicago, IL 60608

P.I.N: 17-20-233-106-1002

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

REAL ESTATE TRANSFER TAX		21-Sep-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-20-233-106-1002 20170901626537 0-024-176-576		

REAL ESTATE TRANSFER TAX

21-Sep-2017




CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

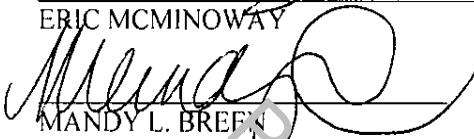
17-20-233-106-1002 | 20170901626537 | 1-527-106-496

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

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IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.


ERIC MCMINOWAY


MANDY L. BREEN

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was hereby acknowledged before me this 18th day of August, 2017, ERIC MCMINOWAY and MANDY L. BREEN, who is personally known to me or who has produced driver's license, as identification, and who n signed this instrument willingly.


Notary Public
My commission expires: 11/21/2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.



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STATEMENT BY GRANTOR AND GRANTEE

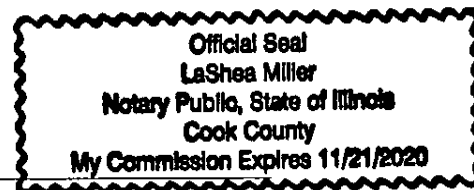
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 8/15, 20 17 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before

Me by the said Eric McMinoway
this 15th day of August,
20 17.

NOTARY PUBLIC LaShea Miller



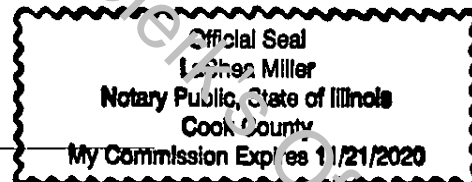
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 8/15, 20 17 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

Me by the said Eric McMinoway
This 15th day of August,
20 17.

NOTARY PUBLIC LaShea Miller



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT "A" LEGAL DESCRIPTION

File No: 08-01516532

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

PARCEL 1:

UNIT 1B IN THE 812 WEST COLLEGE PARKWAY CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOT 3 AND OUTLOTS "K" AND "M" IN BLOCK 2 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT NO. 0021409249, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUMS DATED DECEMBER 26, 2002, AND RECORDED DECEMBER 31, 2002, AS DOCUMENT 0021462694, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2;

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 82, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT 0021462694.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 23, 2002 AS DOCUMENT NUMBER 0020094785 FOR THE UNIVERSITY VILLAGE HOMEOWNERS ASSOCIATION.

PARCEL: 17-20-233-106-1002

BEING THE SAME PROPERTY CONVEYED TO ERJC MCMINOWAY, A SINGLE PERSON NOT MARRIED BY DEED FROM RAJENDRA PAL SINGH AND NERRA SINGH, HUSBAND AND WIFE, DIVYA SINGH MALLADI (F/K/A DIVYA SINGH), MARRIED, DEEPTI SHENOI (F/K/A DEEPTI SINGH), MARRIED, AND ALOK SINGH RECORDED 08/17/2015 IN DEED INSTRUMENT NO. 1522910107, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK, ILLINOIS.