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First American Title Insurance Company



Doc#: 0726401008 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/21/2007 07:02 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR(S) Danny E. Leonhardt, single, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Julia Leffelman, of 1601 W. School, #413, Chicago, IL 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the 2nd installment 2006 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-19-426-042-1037
Address(es) of Real Estate: 1601 W. School, #413, , Chicago, IL 60657

Dated this 21 day of August, 2007



Danny E. Leonhardt

FIRST AMERICAN
File # 1695850
2013

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Danny E. Leonhardt, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal, this 21 day of August, 2007.



Linda Groble (Notary Public)

Prepared by:
Judy DeAngelis
Attorney at Law
767 Walton Lane
Grayslake, IL 60030

Mail to:
Michelle A. Laiss, P.C.
Attorney at Law
1530 W. Fullerton Ave.
Chicago, IL 60614

Name and Address of Taxpayer:
Julia Leffelman
1601 W. School. #413
Chicago, IL 60657

STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

SEP. 19.07

0000047155

REAL ESTATE TRANSFER TAX
00326.00
FP 103027

COUNTY TAX

SEAL OF COOK COUNTY

REVENUE STAMP

SEP. 19.07

COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000047353

REAL ESTATE TRANSFER TAX
00163.00
FP 103028

CITY TAX

CITY OF CHICAGO

SEP. 19.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

7957100000 #

REAL ESTATE TRANSFER TAX
02445.00
FP 102812

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UNIT NUMBER 413 IN THE TOWER LOFTS CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1 AND 3 IN LINCOLN ASHLAND BELMONT SUBDIVISION, BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 95658937, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT 95658935 AND IN THE EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT 95658936.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF P-88, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 95658937

Note: For informational purposes only, the land is known as:

1601 West School Street Unit 413
Chicago, IL 60657

Issuing Agent:

Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030
(847)223-7303