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Doc#: 1404450013 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/13/2014 02:57 PM Pg: 1 of 3

GMT 13-1609 1/2

WARRANTY DEED

The GRANTOR(S), Virginia M. Murphy, an single person, of the City of Libertyville, County of Lake, State of Illinois for and in consideration of Ten Dollars and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to

Leonard Place LLC, an Illinois Limited Liability Company,

the following described Real Estate in County of Cook in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Title shall be conveyed subject only to the following restrictions:

No portion of the property may be transferred or otherwise conveyed to any entity or individual prior to the Release of the \$300,000.00 mortgage to Virginia M. Murphy dated February 11, 2014;

No portion of the property may be transferred or otherwise conveyed to any entity or individual, other than Virginia M. Murphy unless all 3 homes that stand on the real estate as of February 11, 2014 are demolished;

General real estate taxes not due and payable at the time of closing;

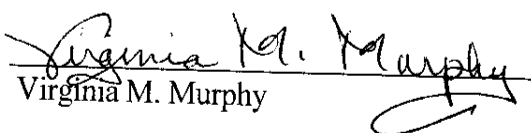
Covenants, conditions and restrictions of record

Building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate, hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises FOREVER.

Permanent Real Estate Index Number(s) 11-07-117-023-0000 & 11-07-117-024-0000

Address(es) of Real Estate: 1123, 1131, and 1133 Leonard, ^{Pl.} Evanston, IL 60201

Dated this 11th Day of February, 2014.

 (SEAL)
Virginia M. Murphy

This instrument was prepared by: Berg, Berg & Pandev P.C., 5215 Old Orchard Rd., Suite #220, Skokie, Illinois 60077

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STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Virginia M. Murphy, is/are 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 right of homestead.

Given under my hand and official seal, this 11 day of February, 2014.

Notary Public: Karen T Burns Commission Expires: 6/1/14

Send To:

LEONARD AACE, LLC
5315 N. CLARK ST. #118
Chicago, IL 60640

Mail Subsequent Tax Bills To:

Same





CITY OF EVANSTON 027557

Real Estate Transfer Tax
City Clerk's Office

PAID FEB 11 2014
AMOUNT \$ 3,750.00

Agent [Signature]

REAL ESTATE TRANSFER		02/11/2014
	COOK	\$375.00
	ILLINOIS:	\$750.00
TOTAL:		\$1,125.00

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EXHIBIT A

(Legal Description)

Lots 8, 9, 10 and the East 12.2 feet of Lot 11 in subdivision the North 2.53 1/3 chains of the South 11.77 1/3 chains of that part lying West of Ridge Road of the South west 1/4 Section 7, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Pin: 11-07-117-023-0000 & 11-07-117-024-0000
Address: 1123, 1131 and 1133 Leonard, Evanston, IL

Property of Cook County Clerk's Office