

# UNOFFICIAL COPY

## WARRANTY DEED (Illinois)

THIS DEED is made as of the 7 day of April, 2015, by and between



Doc#: 1511035004 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/20/2015 08:29 AM Pg: 1 of 2

RANDALL MOORE & DEBI MOORE  
HUSBAND AND WIFE  
("Grantor," whether one or more),

and

RYAN ALEXANDER

of Chicago, Illinois  
("Grantee," whether one or more).

WITNESSETH, that the Grantor for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNIT 3S IN THE 2518-2520 N. WILLETTS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 10 AND 11, IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0636109080, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF G-3N, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0636109080.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NUMBER 0636109079.

P.I.N.: 13-25-315-063-1008

COMMONLY KNOWN AS: 2518 N WILLETTS COURT, UNIT 3S, CHICAGO, IL 60647 - 9508

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof,

BOX 334 CT

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and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

\* ~~Hereby waiving and releasing all rights of homestead~~ (WR)

~~And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,~~ subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes and general real estate taxes for the year 2014 and subsequent years.

of record (WR)

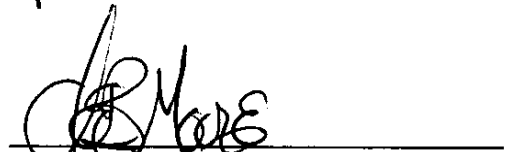
2nd installment (WR)

P.I.N.: 13-25-315-063-1008

COMMONLY KNOWN AS: 2518 N WILLETTS COURT, UNIT 3S, CHICAGO, IL 60647

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 7 day of April, 2015.


  
\_\_\_\_\_  
RANDALL MOORE

  
\_\_\_\_\_  
DEBI MOORE

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712

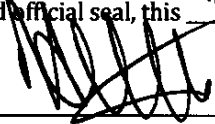
MAIL TO:  
Debra Yate  
1107 Donegal Ln  
Noranhbrook, IL  
60062

SEND SUBSEQUENT TAX BILLS TO:  
RYAN ALEXANDER  
2518 N Willetts Ct, Unit 3S  
Chicago, IL 60647



OR	REAL ESTATE TRANSFER TAX	14-Apr-2015
STATE OF ILLINOIS } } SS	 CHICAGO: 2,977.50 CTA: 1,191.00 TOTAL: 4,168.50	_____
COUNTY OF COOK }	13-25-315-063-1008   20150401676074   0-750-290-304	

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that RANDALL MOORE & DEBI MOORE is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of April, 2015.

Notary Public 



REAL ESTATE TRANSFER TAX	14-Apr-2015
 COUNTY: 198.50  ILLINOIS: 397.00 TOTAL: 595.50	

My Commission Expires: 6-19-16