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& D

Warranty Deed

ILLINOIS



Doc#: 1512704011 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 05/07/2015 08:51 AM Pg: 1 of 3

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Above Space for Recorder's Use Only

THE GRANTORS, Benjamin V. Moser and Catherine A. Moser, husband and wife, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Emily Stephens and Morgan Foulkes, Word University of the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2014 2nd Instailment and subsequent years; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 14-18-210-061-1006

Address of Real Estate: 1715 W. Leland Ave. Unit #1, Chicago, 14, 60640

The date of this de a of conveyance is April 15, 2015.

Benjamin V. Moser

Catherine A. Moser

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Benjamin V. Moser and Catherine A. Moser, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this div in person, and acknowledged that they signed 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.

(Impress Seal Here) (My Commission Expires 9129 | 18)

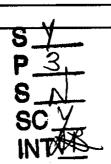
Given under my hand and official seal

100

Notary Public

Page 1

TERESA SOTO Notary Public - State of Illinois My Commission Expires Sep 29, 2018



45WSA6156884

CLEGATE DESCRIPTIO

For the premises commonly known as 1715 W. Leland Ave. Unit #1, Chicago, IL 60640

See attached.

01-May-2015 REAL ESTATE TRANSFER TAX 2,160.00 CHICAGO: 864.00 CTA: 3,024.00 TOTAL: 14-18-210-061-1006 20150401680760 0-866-760-064

01-May-2015 **REAL ESTATE TRANSFER TAX** 144.00 COUNTY: 288.00 ILLINOIS: **432.00** TOTAL:

14-18-210-061-1006 | 20150401680760 | 0-840-873-044 3/0/4/5

This instrument was prepared by: Ivan Puljic Gaines & Puljic, Ltd 10 S. LaSalle Chicago, IL, 60603

Send subsequent tax bills

Recorder-mail recorded accument to:

to: Emily Stephens & Genevere m Ilaniela Morgan Foulkes Shaw Fishman Glantz + Towning 17/5 W. Leland # 321 N. Clark 8v. #800

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EXHIBIT A

15WSA615688LP Order No.:

For APN/Parcel ID(s): 14-18-210-061-1006

Parcel 1:

Unit Number 1715-1 in the Leland Apartments Condominium, as delineated on a survey of the following described tract of rand: The West 60 feet of Lot 1, the West 60 feet of Lot 2 and the North 17 feet of the West 60 feet of Lo 3 in Block 8 in Ravenswood in Section 17 and 18, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attache 1 as exhibit "A" to the declaration of condominium recorded as document number 0810516021; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

Exclusive right to use of Parking Space 7-4 as a limited common element, as set forth in the declaration s a crecord. of Condominium, and survey attached thereto recorded as document 0810516021.