

# UNOFFICIAL COPY



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

## Warranty Deed

ILLINOIS

*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, both unmarried, 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 2<sup>nd</sup> Installment 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, IL 60640

The date of this deed 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 day 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 9/29/18)*

Given under my hand and official seal

Notary Public

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BOX 334 CTJ

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LEGAL DESCRIPTION

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

See attached.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 01-May-2015

CHICAGO:	2,160.00
CTA:	864.00
TOTAL:	3,024.00

14-18-210-061-1006 | 20150401680760 | 0-866-760-064

REAL ESTATE TRANSFER TAX 01-May-2015

COUNTY:	144.00
ILLINOIS:	288.00
TOTAL:	432.00

14-18-210-061-1006 | 20150401680760 | 0-840-873-344

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

Send subsequent tax bills to:  
 Emily Stephens &  
 Morgan Foukes  
 1715 W. Leland #1  
 Chicago, IL 60640

Recorder-mail recorded document to:  
 Genesee M. Danile  
 Shaw Fishman Glantz & Town  
 321 N. Clark St. #800  
 Chicago, IL 60605

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## EXHIBIT A

**Order No.:** 15WSA615688LP

**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 land: 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 Lot 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 attached 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 of Condominium, and survey attached thereto recorded as document 0810516021.

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