## **UNOFFICIAL COPY**

# WARRANTY DEED ILLINOIS STATUTORY

TENANTS BY THE ENTIRETY

MAIN TO
PRIOFATTHE, LLC
180 N Assalle Street
Str. 2140
Chicago, J. 30601
PT15\_02951



Doc#: 1527250004 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 09/29/2015 07:00 AM Pg: 1 of 5

(The Above Space for Recorder's Use Only)

THE GRANTOR Matthew J. Moran, IV, a single man, of 1445 North State Parkway, Unit 1305, Chicago, IL 60610 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in and paid, CONVEYS AND WARRANTS to Kevin Phelan and Anne Phelan, husband and wite, as Tenants by the Entirety, of 1228 West George Street, Chicago, IL 60614, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE LEGAL DESCRIPTION A TACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-03-102-042-1083 and 17-03-102-042-1255

Property Address: 1445 North State Parkway, Unit 1305 & P4-9, Chicago, IL 60610

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvement; during the year(s).

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

Dated this _	25	_day of <u>A</u>	<u>ugust</u> ,:	2015.	
X / Asset Matthew J.	Heer 17 Moran IV	Tom. W	(Seal)		(Seal)

1527250004 Page: 2 of 5

## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	) SS
COUNTY OF COOK	)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew J. Moran, IV known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered in the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Giver, under my hand and notarial seal, this 25 day of August, 2015.

Official Scal Shani Boettcher Notary Public State of filing is My Commission Expires 0%,14/2016

Show Brothers
Notary Public

THIS INSTRUMENT PREPARED BY Law Office of Michelle Laiss 1530 West Fullerton Avenue Chicago, IL 60614

MAIL TO:

Bonnie Keating ATTORNEY AT LAW 6230 North Leona Avenue Chicago, Illinois 60646 SEND SUBSFOUENT TAX BILLS TO:

Kevin Phelan 1445 North State Parkway Unit 1305 Chicago, IL 60610

1527250004 Page: 3 of 5

# **UNOFFICIAL COPY**

### EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBERS 1305 AND P4-9 IN THE STATE PARKWAY CONDOMINIUMS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 5 FEET OF LOT 39 AND ALL OF LOTS 40 TO 44 IN BLOCK 3 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SUKVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMIN! M RECORDED AS DOCUMENT NUMBER 92824241, AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

17-03-102-042-1083 and 17-03-102-042-1255

1527250004 Page: 4 of 5

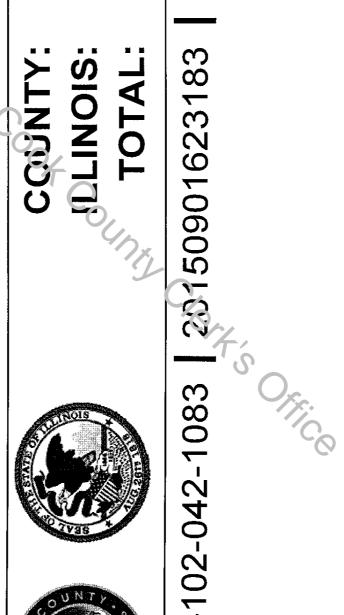
# 375.00 562.50 187.50

# 04-Sep-2015 DODO OF

# COUNTY

(DLINOIS:

1-026-029-440



**REAL ESTATE TRANSFER TAX** 

17-03-102-042-1083

1527250004 Page: 5 of 5

1,125.00

2,812.50

3,937.50

# REAL ESTATE TRANSFER TAX

04-Sep-2015

DOOP OF

CHICAGO:

OCTA: TOTAL

0-987-428-736

-1.AL:
-1.5 [220150901623183] 17-03-102-042-1083