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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

WARRANTY DEED ILLINOIS STATUTORY

TENANTS BY THE ENTIRETY

MAIL TO
10F1 PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2140
Chicago, IL 60601
PT15-02951

(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 hand paid, CONVEYS AND WARRANTS to Kevin Phelan and Anne Phelan, husband and wife, 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 ATTACHED 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-C, 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 improvements 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 AUGUST, 2015.

X Matthew J. Moran IV (Seal)
Matthew J. Moran, IV

(Seal)

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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 SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92824241, AS AMENDED
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS.

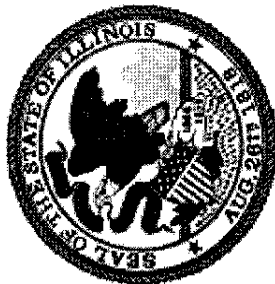
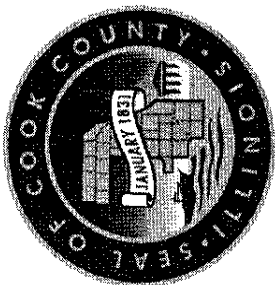
17-03-102-042-1083 and 17-03-102-042-1255

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

04-Sep-2015



COOK COUNTY:
ILLINOIS:
TOTAL:

187.50
375.00
562.50

17-03-102-042-1083 | 20150901623183 |

1-026-029-440

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

04-Sep-2015



CHICAGO:

2,812.50

CTA:

1,125.00

TOTAL:

3,937.50

17-03-102-042-1083

20150901623183

0-987-428-736

Property of Cook County Clerk's Office