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WARRANTY DEED ILLINOIS

Doc#. 1535049303 Fee: \$74.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/16/2015 11:23 AM Pg: 1 of 3

Dec ID 20151201651544

THE GRANTOR:

ST/CO Stamp 1-213-273-152 ST Tax \$250.00 CO Tax \$125.00 City Stamp 1-488-929-856 City Tax: \$2,625.00

4650 KEDZIE BUILDING CORP., an Illinois corporation, located at 1808 N. Halsted Street, Chicago, Illinois 60614, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTSⁱ to:

JOSEPH MOKEP'O, whose address is 3500 Coral Way, Apt. 1414, Miami, Florida 33145, all interest in the following described real estate situated in the County of Cook, in the State of Illinoisⁱⁱ, to wit:

Legal Description:

See Legal Description attached hereto as Exhibit "A' and made a

part hereof by this reference.

Property Address:

3201 Wesi Leland Avenue, Unit 206, GU-37, Chicago, Illinois

60625

Property Index Numbers:

13-14-207-040-1006, 13-14-207-040-1082

Grantor Also Hereby Grants to the Grantee, Its Successors and Assigns, as Rights and Easements Appurtenant to the above Described Real Estate, the Rights and Easements for the Benefit of Said Property Set Forth in the Declaration of Condominium, Aforesaid, and Grantor Reserves to Itself, Its Successors and Assigns, the Rights and Easements Set Forth in Said Declaration for the Benefit of the Remaining Property Described Therein.

This Deed is Subject to All Rights, Easements, Covenants, Conditions, Restrictions and Reservations Contained in Said Declaration the Same as Though the Provisions of Said Declaration Were Recited and Stipulated at Length Herein.

SUBJECT TO: The following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

Chicago Title

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Dated this of December, 2015.			
4650 KEDZIE BUILDING CORP., An Illinois corporation,			
Ву:	Name: Its:	Richard V President	,
STATE OF ILLINOIS ⁱⁱⁱ) OUNTY OF COOK)			

I, the undersigned, a now ry public in and for the county and state above, do hereby certify that Richard Wexner on benz f of 4650 Kedzie Building Corp., who proved to my satisfaction that he is the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument, as his free and voluntary act, for the uses and purposes stated above.

Given under my hand and notarial seal the day of December, 2015.

(Affi) Notary Seal)

OFFICIAL SEAS ALYSSA KESAFIS Notary Public - State of Illinois

My Commission Expires Nov 17, 2018

This document was drafted by:

REDA & DES JARDINS, LLC 736 North Western Ave Suite 353 Lake Forest, Illinois 60045 877-809-4567

www.rdlawyers.com

MAIL SUBSEQUENT TAX BILLS TO:

Joseph Moreno 3201 West Leland Avenue, Unit 206 Chicago, Illinois 60625

MAIL TOiv

Anthony Panzica Attorney at Law 2510 W. Irving Park Rd., Unit B Chicago, Illinois 60618

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EXHIBIT "A" (Legal Description)

PARCEL 1: UNIT 206 AND GU37 IN THE LELAND CROSSING CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 13 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS RIGHT OF WAY; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1015344/523 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELFMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE AFORESAID PARCEL(S) FOR INGKESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 2, 2010 AS DOCUMENT NUMBER 1015344022.

¹⁷⁶⁵ ILCS 5-9

ⁱⁱ 765 ILCS 5.9

iii 765 ILCS 5/26

iv 765 ILCS 5/35c