

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 1701215002 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/12/2017 09:16 AM Pg: 1 of 3

Dec ID 20161201694050
ST/CO Stamp 0-040-346-816 ST Tax \$195.00 CO Tax \$97.50
City Stamp 1-013-425-344 City Tax: \$2,047.50

1 OF 2

FIDELITY NATIONAL TITLE

SC16038417

Above Space for Recorder's Use Only

THE GRANTOR(s) Exchange Real Estate LLC, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Russell R. Moreland and Lori L. Moreland, husband and wife, as tenants by the entirety, 9715 W. 18th Ave., Lakewood, CO 80215, 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 hereto 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 real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 25-16-418-007-0000

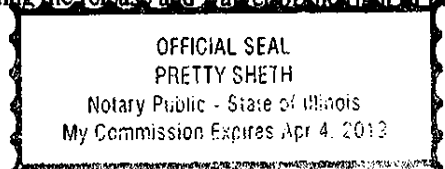
THIS IS NOT HOMESTEAD PROPERTY

Address(es) of Real Estate:
35 W. 109th St., Chicago, IL 60628

The date of this deed of conveyance is 12.20.2016.

KM
(SEAL) Exchange Real Estate LLC
By: Kevin McParlan, Managing Member

State of IL, County of COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin McParlan, Managing Member of Exchange Real Estate LLC personally 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here)

Given under my hand and official seal this 20th
Day of December 2016

(My Commission Expires) 4/4/2019

Pretty Sheth
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 35 W. 109th St.
Chicago, Illinois 60628

Legal Description:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 09-Jan-2017



CHICAGO:	1,462.50
CTA:	585.00
TOTAL:	2,047.50 *

25-16-418-007-0000 | 20161201694050 | 1-013-425-344

* Total does not include any applicable penalty or interest due:

REAL ESTATE TRANSFER TAX 09-Jan-2017



COUNTY:	97.50
ILLINOIS:	195.00
TOTAL:	292.50

25-16-418-007-0000 | 20161201694050 | 0-040-346-816

<p>This instrument was prepared by Gary Mages</p> <p>Mages & Price LLC 707 Lake Cook Road, Suite 314 Deerfield, IL 60015</p>	<p>Send subsequent tax bills to:</p> <p>Russell Moreland Lori Moreland 9715 W. 18th Ave. Lakewood, CO 80215</p>	<p>Recorder-mail recorded document</p> <p>Russell Moreland Lori Moreland 9715 W. 18th Ave. Lakewood, CO 80215</p>
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EXHIBIT A

Order No.: SC16038417

For APN/Parcel ID(s): 25-16-418-007-0000

For Tax Map ID(s): 25-16-418-007-0000

LOT 105 AND THE WEST 1/2 OF LOT 104 IN GEORGE MASON'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF LOTS 48 AND 49 IN THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office