

# UNOFFICIAL COPY

Doc#: 2109549186 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/05/2021 12:18 PM Pg: 1 of 2

## WARRANTY DEED

State of Colorado  
County of Denver

Dec ID 20210301672919  
ST/CO Stamp 0-537-334-288 ST Tax \$300.00 CO Tax \$150.00  
City Stamp 2-113-544-720 City Tax: \$3,150.00

THE GRANTOR, Benjamin P. Moise, a single man, of the County of Cook, State of Illinois, in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to: Aimee Shemanski and Stephen Andrews, both unmarried, of Chicago, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois:

**PARCEL 1: UNIT B IN FOSTER PLACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF LOT 2 IN BLOCK 11 IN LYDIA LAMPERT'S SUBDIVISION OF LOTS 11 AND 12 IN BLOCK 11 IN JOHN LEWIS COCHRAN'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00220737, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: UNIT P-2 IN FOSTER PARKING COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE SOUTH HALF AND THE NORTH 25 FEET OF LOT 10 IN BLOCK 11 IN JOHN LEWIS COCHRAN'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010089246, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: all easements, conditions, covenants, restrictions of record, all real estate taxes not due as of date of closing.

Permanent Real Estate Index nos.: 14-08-211-047-1002 (Parcel 1)  
14-08-211-046-1002 (Parcel 2)

Address of Property: 1048 W. Foster Ave., Unit B, Chicago, IL 60640

**FIRST AMERICAN TITLE**

**FILE #** AF1005948

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Dated this 17 Day of March, 2021

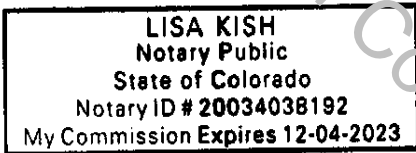
[Signature]  
Benjamin P. Moise

State of Colorado, County of Denver:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Benjamin P. Moise is personally known to me to be the same person whose name subscribed to the foregoing Instrument, appeared before me this day using audio video technology, and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17<sup>th</sup> day of March, 2021.

(Seal)



[Signature]  
Notary Public

**Prepared by:**

C. Karsten  
Karsten Law Offices, LLC  
155 N. Wacker Drive, Suite 4250  
Chicago, IL 60606

**Mail to:**

Boraguser Law  
25 East Washington Suite 700  
Chicago, IL 60602

**Name and Address of Taxpayer: /Grantor's Address**

Aimee Shemanski and Stephen Andrews  
1048 West Foster, Unit B  
Chicago, IL 60640