

UNOFFICIAL COPY

PREPARED BY:

Keith L. Moore, Esq.
806 Greenwood Street
Evanston, Illinois 60201

WHEN RECORDED

RETURN TO:

STEVEN FELTON, ESQ.
220 W. North Avenue
Chicago, IL 60647



Doc#: 1426042179 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/17/2014 01:48 PM Pg: 1 of 2

SEND TAX BILLS TO:

MICHELLE L. THOMAS and CHRISTOPHER THOMAS
UNIT 1227-3B, 1227 W. LUNT AVE.
CHICAGO, IL 60626

WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the date set forth below by the following GRANTOR(S):

1227-3B LUNT LLC, an Illinois limited liability company,

to the following GRANTEE(S): **MICHELLE L. THOMAS and CHRISTOPHER THOMAS, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY,**

GRANTOR(S), for and in consideration of TEN and no/100 (\$10.00) DOLLARS, in hand paid, WARRANT(S) and CONVEY(S) to GRANTEE(S) the following described Real Estate situated in the County and State referred to in the description, to wit:

**UNIT NUMBER 1227-3B, IN THE LUNT COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 14 AND 15 IN W.D. PRESTON'S SUBDIVISION OF BLOCKS 4, 9 AND 8 WITH LOT 1 IN BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTH WEST 1/4 WITH THE NORTH EAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25246455, TOGETHER WITH ITS UNDIVIDED 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; to have and to hold said premises forever.

PIN(S): 11-32-114-031-1042
ADDRESS: UNIT 1227-3B, 1227 W. LUNT AVE., CHICAGO, IL 60626

FIRST AMERICAN
File # 256394 U
102

This Deed is also subject to: real estate taxes not yet 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.

REAL ESTATE TRANSFER TAX		25-Aug-2014
	CHICAGO:	1,725.00
	CTA:	690.00
	TOTAL:	2,415.00

11-32-114-031-1042 | 20140801624311 | 0-267-912-320

REAL ESTATE TRANSFER TAX		25-Aug-2014
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00

11-32-114-031-1042 | 20140801624311 | 1-341-654-144

11-32-114-031-1042

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SIGNATURE PAGE TO WARRANTY DEED

In Witness Whereof, this Warranty Deed is executed as of AUGUST 18, 2014.

GRANTOR(S):

1227-3B LUNT LLC, an Illinois limited liability company,

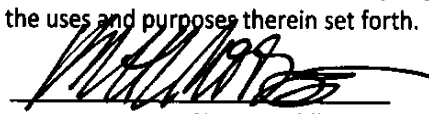
By: 
John D. Dragic, Manager

State of ILLINOIS)
) SS.
County of LAKE)

The undersigned, a notary public in and for the above county and state, certifies that JOHN D. DRAGIC, a Manager of 1227-3B LUNT LLC, an Illinois limited liability company, known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me and acknowledged signing and delivering the instrument as his/her the free and voluntary act, for the uses and purposes therein set forth.

Dated: AUGUST 18, 2014

[Seal]


Notary Public

