

UNOFFICIAL COPY

170215100159

PREPARED BY:
Curtis Eric Edlund
444 N. Northwest Highway, #155
Park Ridge, IL 60068



oc# 1706810248 Fee \$40.00

ISP FEE:\$9.00 RPRF FEE: \$1.00

TREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2017 12:21 PM PG: 1 OF 2

MAIL TAX BILL TO: *4 Deed*
Brian Pelletier
1217 W. Lunt Ave., #1A
Chicago, IL 60626-3048

1/2

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), David M. Bradburn, an unmarried man, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Brian Pelletier, an unmarried man, of 509 47th Street, #2, Union City, New Jersey 07087, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNIT 1217-A 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 NORTHWEST 1/4 WITH THE NORTHEAST 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 25246455 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): 11-32-114-031-1007
Property Address: 1217 W. Lunt Ave., #1A, Chicago, IL 60626-3048

Subject, however, to the general taxes for the year of 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 1st day of March, 2017

[Signature]
David M. Bradburn

STATE OF ILLINOIS)
COUNTY OF COOK)

SS.

[Notary Signature]
S E S O N T

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David M. Bradburn, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

REAL ESTATE TRANSFER TAX		06-Mar-2017
CHICAGO:		911.25
CTA:		364.50
TOTAL:		1,275.75

REAL ESTATE TRANSFER TAX		06-Mar-2017
COUNTY:		60.75
ILLINOIS:		121.50
TOTAL:		182.25

11-32-114-031-1007 | 20170201618368 | 1-814-022-848
* Total does not include any applicable penalty or interest due.

11-32-114-031-1007 | 20170201618368 | 0-437-324-480

UNOFFICIAL COPY

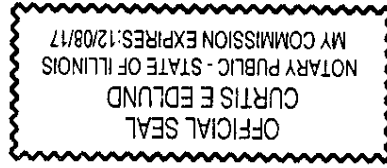
Given under my hand and notarial seal, this

1st day of MAY, 2017.

Curtis E Edlund
Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office