

UNOFFICIAL COPY

WARRANTY DEED  
INDIVIDUAL TO INDIVIDUAL



Doc# 2029906087 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/27/2020 10:37 AM PG: 1 OF 2

Mail to:  
Brian C. Berlin, Attorney  
30 N. La Salle St. Ste. 1520,  
Chicago, IL 60602

Subsequent tax bill to:  
Joseph Torchedlo  
1221 W. Lunt Ave. Unit 2B,  
Chicago, IL 60626

Prepared by:  
Catherine Hwa, Attorney  
2300 N. Barrington Rd. Ste. 400  
Hoffman Estates IL 60169

Chicago Title *202011002146RM*

THE GRANTOR: Seller, Samantha Strube, single woman, and not a party to a civil union, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid in hand, hereby convey(s) and warrant(s) unto:

Grantee, Joseph Torchedlo, single man,  
of 5626 N. Wayne Ave. Apt. 1, Chicago, IL 60660

To have and hold forever taking title individually, all its rights, title, and interest in that certain parcel of land with the buildings and improvements thereon, situate, lying, and being in the City of Chicago, County of Cook, and State of Illinois, bounded and described, to wit: (See attached Exhibit A for legal description).

Subject to: general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration if applicable, special governmental taxes or assessments for improvements not yet completed, and unconfirmed special governmental taxes or assessments, so long as they do not interfere with the current use and enjoyment of the property.

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 same unto Grantee, and unto Grantee's assigns forever with all buildings and improvements thereon thereunto belonging.

Permanent Index Number: 11-32-114-031-1023  
Property Address: 1221 W. Lunt Ave. Unit 2B, Chicago, IL 60626

Dated this: 09/24/20.

*Samantha Strube* (Seal)  
Samantha Strube



STATE OF ILLINOIS )  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Samantha Strube personally known to me to be the same person(s) whose name is/are subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notaries seal, this 09/24/20.

Commission expires: 3/21/22  
*Michelle Maxwell* Notary Public

S 4  
P 2  
S 1  
M     
SC     
E     
INT SB

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## EXHIBIT 'A'


Order No.: 20GNW002146RM

**For APN/Parcel ID(s): 11-32-114-031-1023**



UNIT NUMBER 1221-2B 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 NUMBER 25246455, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX		07-Oct-2020
	CHICAGO:	1,297.50
	CTA:	519.00
	TOTAL:	1,816.50 *
11-32-114-031-1023   20200801661894   1-485-606-368		

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		07-Oct-2020
	COUNTY:	86.50
	ILLINOIS:	173.00
	TOTAL:	259.50
11-32-114-031-1023   20200801661894   2-022-477-280		