

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)

Doc#: 2210233297 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2022 03:05 PM Pg: 1 of 2

THE GRANTOR;

Dec ID 20220401677790
ST/CO Stamp 1-353-855-888 ST Tax \$89.00 CO Tax \$44.50
City Stamp 0-290-042-768 City Tax: \$934.50

ELIZABETH C. NGUYEN
Married woman of the
City of Chicago
for and in Consideration of TEN AND
NO/100 DOLLARS (\$10.00)
In hand paid, and other
Good and valuable consideration
CONVEYS AND WARRANTS to

GRANTEE:

KENNETH J TRUITT TRUST UNDER AGREEMENT DATED 2/4/2015

All interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

PARCEL 1:

UNIT 505 IN 1415 LUNT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
THE WEST 10 FEET OF LOT 2, AND ALL OF LOTS 3 AND 4 IN BLOCK 30 IN ROGERS PARK, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 15, 2005, AS DOCUMENT 0534934062,
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-25, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

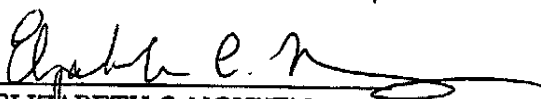
This is not a Homestead Property for the seller's spouse.

Property Address: 1415 W. LUNT AVE UNIT 505, CHICAGO, IL 60626
Parcel ID Number: 11-32-113-027-1044

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

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

Dated this 5th day of April, 2022


ELIZABETH C. NGUYEN

UNOFFICIAL COPY

State of Illinois)

County of ~~Cook~~)
 KANE

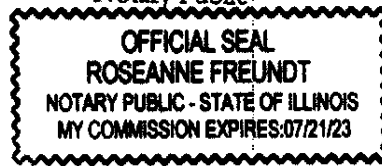
I the undersigned, a Notary Public in and for said County and State, do hereby certify that the following person ELIZABETH C. NGUYEN, married woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5th day of APRIL, 2022

Roseanne Freundt

Notary Public

Commission expires JULY 21, 2023



This Instrument was prepared by: ELIZABETH S. PREDKI, 6444 N. MILWAUKEE AVE, CHICAGO, IL 60631

Mail To:

Send subsequent tax bills to:

KENNETH J TRUITT TRUST
AMERICAN BANK & TRUST
4301 E 53RD ST
DAVENPORT IA 52807

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4301 E 53RD ST
DAVENPORT IA 52807

File nr: AT220165 lot 1 MD
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070