

# UNOFFICIAL COPY

Doc#: 2309706257 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/07/2023 02:06 PM Pg: 1 of 2

Dec ID 20230301681931  
ST/CO Stamp 1-347-991-760 ST Tax \$275.00 CO Tax \$137.50  
City Stamp 1-137-129-680 City Tax: \$2,887.50

## WARRANTY DEED

Pt 23 9/05/21  
109 30

THIS INDENTURE WITNESSETH, that the Grantor, Courtney J. Stefanski, a single woman, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS TO Hanna Watters, a single woman, of 1130 N. Dearborn Street, #608, Chicago, Illinois 60610, the following described real estate, to-wit:

*Kathleen*  
**Unit 309 together with its undivided percentage interest in the common elements in Huron Street Lofts Condominium as delineated and defined in the declaration recorded as document number 0601832099, in Northeast 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

Permanent Real Estate Index Number: 17-09-216-018-1029

Address of Real Estate: 225 Huron Street, Unit 309, Chicago, IL 60654  
*W*

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record, building lines and easements for the use of public utilities; d) roads and highways; situated in hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 23<sup>rd</sup> day of March 2023.

PROPER TITLE, LLC

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Courtney J. Stefanski

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )     ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Courtney J. Stefanski, is personally known to me to be the same person who's name is subscribed to the foregoing instrument, as having executed the same, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 23<sup>rd</sup> day of March 2023.

Aaron C. Giorgi  
Notary Public

This Instrument was prepared by:  
Giorgi & Bonomo, LLC  
444 N Michigan Ave Ste 1200  
Chicago IL 60611

AARON C. GIORGI  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Jul 6, 2025

Future Tax Bills to:

Kathleen  
Hanna Walters  
225 W HURON #309  
CHICAGO, IL 60654

After recording return document to:

Kathleen  
Hanna Walters  
225 W HURON #309  
CHICAGO, IL 60654