

# UNOFFICIAL COPY

Doc#: 2318133276 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/30/2023 11:56 AM Pg: 1 of 4

Dec ID 20230601659942

ST/CO Stamp 1-362-644-688 ST Tax \$450.00 CO Tax \$225.00

City Stamp 1-995-345-616 City Tax: \$4,725.00

This Instrument prepared by:  
J. David Ballinger, Esq.  
805 Lake Street, #219  
Oak Park, Illinois 60301

**And after recording return to:**

David and Sara Luna  
609 West Stratford #7A  
Chicago, Illinois 60657

**SEND ALL SUBSEQUENT TAX  
BILLS TO:**

David and Sara Luna  
609 West Stratford #7A  
Chicago, Illinois 60657

## WARRANTY DEED

THIS WARRANTY DEED is made as of this 29<sup>th</sup> day of June, 2023, between **JANICE RECTOR, TRUSTEE OF THE JANICE RECTOR REVOCABLE TRUST AGREEMENT DATED FEBRUARY 22, 2018 ("Grantor")**, and **DAVID LUNA and SARA C. MICHAEL LUNA**, husband and wife ("**Grantee**"), as tenants by the entirety with right of survivorship. For and in consideration of the sum of Ten and No Dollars (\$10.00), and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, Grantor REMISES, RELEASES, ALIENATES AND CONVEYS to Grantee and its successors and assigns, FOREVER, all of Grantor's right, title and interest in and to the follow described real estate, situated in Cook County in the State of Illinois, known and described as follows:

SEE ATTACHED LEGAL DESCRIPTION ON **EXHIBIT A**

PIN: 14-21-306-040-1006

Commonly known as: 609 West Stratford, Unit 7A, Chicago, Illinois 60657

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to

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claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions set forth on Exhibit "B", attached hereto and made a part hereof.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provision of said declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date first written above.

GRANTOR:

**JANICE RECTOR REVOCABLE TRUST  
AGREEMENT DATED FEBRUARY 22, 2018**

By: Janice Rector  
Janice Rector, Trustee

STATE OF ILLINOIS       )  
  ) SS  
COUNTY OF COOK       )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **JANICE RECTOR, Trustee of the Janice Rector Revocable Trust Agreement dated February 22, 2018** 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 and for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26 day of June, 2023.



J David Ballinger  
Notary Public

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## EXHIBIT A

### **Legal Description**

Unit No. 7 A as delineated upon survey of the following described parcel of real property:  
The Northerly 125.00 feet of the following described tract of land:

The East 1/2 of Lot 23, Lot 24, and the West 1/2 of Lot 25 in the Subdivision of Block 13 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37, all inclusive, in Pine Grove Subdivision of fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian,

Which survey is attached as Exhibit 'A' to Declaration of Condominium Ownership of Stratford Condominiums and recorded in the Office of the Recorder of Cook County, Illinois as Document 22628041, amended from time to time, together with an undivided percentage interest in said Parcel (except from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey) all in Cook County, Illinois.

PIN: 14-21-306-040-1006

Commonly known as: 609 West Stratford, Unit 7A, Chicago, Illinois 60657

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## EXHIBIT B

### Permitted Exceptions

1. Real Estate Taxes not yet due and payable.
2. Acts of the Grantee.
3. Easement for a power pole in the Southwest corner of the Land as shown on the Plat.
4. Terms, Provisions, Covenants, Conditions and Options contained in and rights and easements established by the Declaration of Condominium Ownership recorded February 13, 1974 as Document 22628041, amendment recorded April 26, 1977 as Document 23901853 and as may be further amended from time to time.
5. Easement in favor of Comcast of Chicago, Inc., and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property with broadband communications and other utilities, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded December 22, 2015 as Document 1535641026.