

# UNOFFICIAL COPY

Doc#: 2318716029 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/06/2023 11:11 AM Pg: 1 of 2

## WARRANTY DEED

### Mail Recorded Deed to:

Steffensen  
1225 W. Lunt Ave., Unit 2A  
Chicago, IL 60626

### Send Subsequent Tax Bills to:

Steffensen  
1225 W. Lunt Ave., Unit 2A  
Chicago, IL 60626

Dec ID 20230601660589  
ST/CO Stamp 1-847-045-840 ST Tax \$200.00 CO Tax \$100.00  
City Stamp 0-658-288-336 City Tax: \$2,100.00

The Grantors, **Alexander S. Grimes and Daniela Z. Amortegui**, husband and wife, 1225 West Lunt Avenue, Unit 2A, Chicago, IL 60626, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid the receipt thereof is hereby acknowledged, hereby CONVEY and WARRANT to **Savannah Kate Steffensen, Pauline Linda Steffensen and Curtis Allen Steffensen**, of 3546 North Wolcott Avenue, Apartment 1, Chicago IL 60657, as Joint Tenants with rights of survivorship and not as tenants in common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 1225-2A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LUNT COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25246455, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 11-32-114-031-1032

Address of Real Estate: 1225 West Lunt Avenue, Unit 2A, Chicago, IL 60626

SUBJECT TO: Covenants, conditions, and restrictions of record; special taxes or assessments for improvements not yet completed, general building lines and easements; and general real estate taxes not yet due and payable.

Hereby waiving and releasing all rights under and by virtue of the Homestead Exemption laws of the State of Illinois,

TO HAVE AND TO HOLD said premises forever.

Dated this 26<sup>th</sup> day of June, 2023

By:

  
Alexander S. Grimes

By:

  
Daniela Z. Amortegui

BW23066027 1/1

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander S. Grimes and Daniela Z. Amortegui, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release of the right of homestead.

Given under my hand and notarial seal this 26<sup>th</sup> day of June, 2023.

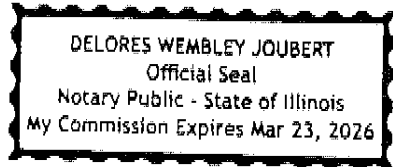
Delores Webley Joubert  
Notary Public


My commission expires on March 23, 2026



IMPRESS SEAL HERE

This document prepared by:

Sarah Nadelhoffer  
Bailey Borlack Nadelhoffer LLC  
135 South LaSalle St., Suite 2800  
Chicago, IL 60603



REAL ESTATE TRANSFER TAX		05-Jul-2023
	CHICAGO:	1,500.00
	CTA:	600.00
	<b>TOTAL:</b>	<b>2,100.00 *</b>
11-32-114-031-1032   20230601660589   0-658-288-336		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		05-Jul-2023
	COUNTY:	100.00
	ILLINOIS:	200.00
	<b>TOTAL:</b>	<b>300.00</b>
11-32-114-031-1032   20230601660589   1-847-045-840		