

UNOFFICIAL COPY

GIT 41078957 (1/2)
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2402541091 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2024 11:49 AM Pg: 1 of 3

Dec ID 20240101615018
ST/CO Stamp 0-008-473-648 ST Tax \$169.00 CO Tax \$84.50
City Stamp 1-058-360-368 City Tax: \$1,774.50

(For Recorder's Use Only)

THE GRANTOR, NATHANIEL SINN, a married individual, of the Village of Moreland Hills, County of Cuyahoga, State of Ohio (the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, CONVEYS and WARRANTS to BLAKE THOMAS STEELE, a single individual, of the City of Chicago, County of Cook, State of Illinois (the "Grantee"), all interest in the following described real property (the "Property") situated in the County of Cook, in the State of Illinois, to wit:

UNIT 2N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1428 WEST WALTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0704615151, AS AMENDED, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the Property to Grantee, its successors, heirs, and assigns, forever.

SUBJECT TO covenants, conditions, and restrictions of record; building lines; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

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

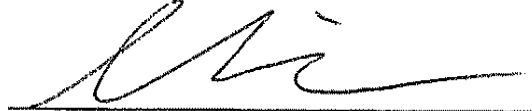
Permanent Index Number(s): 17-05-315-054-1005

Property Common Address: 1428 West Walton Street, Unit 2N, Chicago, Illinois 60642

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 18th day of January 2024

GRANTOR:



Nathaniel Sinn, individually

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NATHANIEL SINN, 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 he signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

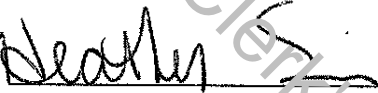
Given under my hand and official seal, this 18th day of January, 2024.

ALICIA Z. PETTRY
Notary Public - State of Ohio, Cuya. Cty
My Commission Expires March 20, 2024



Notary Public

I, Heather Sinn, a married individual, of the Village of Moreland Hills, County of Cuyahoga, State of Ohio, as the spouse of Grantor, sign this Warranty Deed, solely for the purpose of releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Heather Sinn, individually

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT HEATHER SINN, 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 instrument as 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 official seal, this 18th day of January, 2024.

ALICIA Z. PETTRY
Notary Public - State of Ohio, Cuya. Cty
My Commission Expires March 20, 2024



Notary Public

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NAME AND ADDRESS OF PREPARER:


Nathaniel R. Sinn (ARDC # 6284004)
 Brennan Manna Diamond
 200 Public Square, Suite 1850
 Cleveland, Ohio 44114



MAIL RECORDED DEED TO:

Blake Thomas Steele
 3125 W. Fullerton Ave., # 203
 Chicago, Illinois 60647

NAME & ADDRESS OF TAXPAYER:

Blake Thomas Steele
 3125 W. Fullerton Ave., # 203
 Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		24-Jan-2024
	CHICAGO:	1,267.50
	CTA:	507.00
	TOTAL:	1,774.50 *
17-05-315-054-1005 20240101615018 1-058-360-368		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		24-Jan-2024
	COUNTY:	84.50
	ILLINOIS:	160.00
	TOTAL:	253.50
17-05-315-054-1005 20240101615018 0-008-473-648		