

UNOFFICIAL COPY



2408930093

Warranty Deed

Doc# 2408930093 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/29/2024 4:03 PM

PAGE: 1 OF 6

ILLINOIS

Chicago Title

Above Space for Recorder's Use Only

THE GRANTOR(S) Megan Youngs, an unmarried person, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-) Allan Delgado, a single person of 1017 N St. Louis Chicago the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 3 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

Permanent Real Estate Index Number(s): 11-32-114-031-1034

Address(es) of Real Estate: 1225 West Lunt Avenue Unit 1B, Chicago, Illinois 60626

The date of this deed of conveyance is Dated this 27 day of February, 2024

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

236SC 798047 NL 1/23

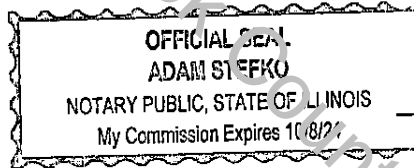
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Megan Youngs
Megan Youngs

State of Illinois
County of DePeue.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Megan Youngs, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) 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 Dated this 27th day of February, 2024.



[Signature]
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 1225 West Lunt Avenue Unit 1B, Chicago, Illinois 60626

Legal Description:

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<p>This instrument was prepared by: Lynette McKenzie Lynette J. McKenzie, LTD 7219 W. Laraway Road Frankfort, IL 60423</p>	<p>Send subsequent tax bills to: Adan Delgado 1225 West Lunt Avenue Unit 1B Chicago, Illinois 60626</p>	<p>Recorder-mail recorded document to: Adan Delgado 1225 West Lunt Avenue Unit 1B Chicago, Illinois 60626</p>
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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC798047NL

For APN/Parcel ID(s): 11-32-114-031-1034

UNIT NUMBER 1225-1 "B" IN THE LUNT COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


LOTS 14 AND 15 IN W. D. PRESTON'S SUBDIVISION OF BLOCKS 4, 9 AND 8 WITH LOT 1 IN BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 WITH THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25246455; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX	26-Mar-2024
	
CHICAGO:	1,237.50
CTA:	495.00
TOTAL:	1,732.50 *

11-32-114-031-1034 | 20240301658351 | 0-691-463-728

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX		26-Mar-2024
		
	COUNTY:	82.50
	ILLINOIS:	165.00
	TOTAL:	247.50
11-32-114-031-1034	20240301658351	0-465-868-336