

UNOFFICIAL COPY

Doc#: 1927055279 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/27/2019 11:24 AM Pg: 1 of 3

Dec ID 20190901600984
ST/CO Stamp 1-180-403-296 ST Tax \$180.00 CO Tax \$90.00

FIDELITY NATIONAL TITLE

OC19024564
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR(S), **JAMES GERMAIN, Unmarried man**, of the Village of Arlington Heights, County of Cook, State of Illinois, **CONVEY(S) and WARRANT(S) TO LUIS NUNEZ*** of 920 S. Cleveland Ave. Arlington Heights, IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
** a married man*
SEE ATTACHED LEGAL DESCRIPTION

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.

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

Permanent Real Estate Index Number(s): 03-32-101-042-1027

Address(es) of Real Estate: 110 South Dunton Avenue, Unit 4H, Arlington Heights, Illinois 60005

16 day of September, 2019



JAMES GERMAIN

REAL ESTATE TRANSFER TAX 26-Sep-2019



| | |
|-----------|--------|
| COUNTY: | 90.00 |
| ILLINOIS: | 180.00 |
| TOTAL: | 270.00 |

03-32-101-042-1027

| 20190901600984 | 1-180-403-296

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STATE OF IL COUNTY OF Cook SS.

I, ~~the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JAMES GERMAIN is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 16 day of September, 20 19

Kelli Perkins (Notary Public)



Prepared by:

Stephanie M. Schranz, Attorney at Law, 10661 S. Roberts Road, Suite 107, Palos Hills, IL 60465

Mail To:

Spina, McGuire & Okal, P.C.
7610 West North Avenue
Elmwood Park, IL 60707

Name and Address of Taxpayer:

Luis Nunez
110 South Dunton Avenue, Unit 4H
Arlington Heights, IL 60005

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

For the premises commonly known as: **110 South Dunton Avenue, Unit 4H**

Arlington Heights, Illinois 60005

Permanent Index Number(s): **03-32-101-042-1027**

Legal Description:

UNIT 4-H IN ROYAL DUNTON CONDOMINIUM, AS DELINEATED ON A SURVEYS OF THE FOLLOWING DESCRIBED PREMISES:

PARCEL 1:

LOTS 2 AND 3 IN SIGWALT'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 2 CHAINS OF THE NORTH 4.25 CHAINS OF THE EAST 2.50 CHAINS OF THE WEST 10 CHAINS OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEYS ARE ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 39135, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21663600, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER LR 2586499, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALSO TOGETHER WITH AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NUMBER P-47, AS DEFINED AND DELINEATED IN SAID DECLARATION AND SURVEYS, IN COOK COUNTY, ILLINOIS.

Property of Clerk's Office