

UNOFFICIAL COPY

Doc#: 2002846201 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/28/2020 11:03 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20200101694623

THE GRANTORS, **JAMES L. MITCHELL**, a single person, of 1442 E. Olive St., Palatine, IL 60074, as to an undivided one-half interest, and **DOUGLAS A. MITCHELL**, a married person, of 4704 E. Horse Ranch Road, P.O. Box 353, Saint David, AZ 85630, as to an undivided one-half interest (Grantors), for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT TO: **MITCHELL BUILDING LLC**, an Illinois limited liability company, of 10 N. Dunton Avenue, the Village of Arlington Heights, County of Cook, State of Illinois (Grantee), all of their interest in the following described Real Estate in the County of Cook, in the State of Illinois:

Lot 2 in Berbeckers Subdivision of Lot 1 (except the West 33 feet) and all of Lot 2 in Block 23 in Town of Dunton in the West half of the South West quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, (except that part falling in a tract of land described as follows:

Beginning at the North West corner of Lot 1 in Block 23 in the Town of Dunton aforesaid and running thence South Easterly along the South Westerly line of David Street to the North West Corner of Lot 1 in Berbecker's Subdivision aforesaid, thence South along the West line of said Lot 1 in Berbecker's Subdivision aforesaid and said West line extended South to a point 20.65 feet North of the South line of said Lot 2, in Berbecker's Subdivision aforesaid, thence West parallel to said South line, 9.04 feet, thence South parallel to the West line of said Lot 2 aforesaid, 0.67 feet, thence West parallel to said South line, 11.80 feet, thence South parallel to the West line of said Lot 2 aforesaid, 3.08 feet, thence West parallel to said South line, 24.20 feet more or less to a point on the West line of said Lot 2 aforesaid, 16.90 feet North of the South West corner of said Lot 2 aforesaid, thence North along said West line and the West line of Lot 1 in Block 23 aforesaid 104 feet more or less to the place of beginning), all in Cook County, Illinois.

Permanent Real Estate Index Number: 03-29-341-015

Address of Real Estate: 10 N. Dunton Avenue, Arlington Heights, Illinois 60005

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 to General Taxes for 2019 and subsequent years. This is not homestead property.

Dated this 2nd day of January, 20²⁰.

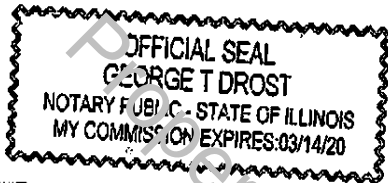

JAMES L. MITCHELL


DOUGLAS A. MITCHELL

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State of Illinois, County of Cook, ss. I, **GEORGE T. DROST**, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JAMES L. MITCHELL**, 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 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.

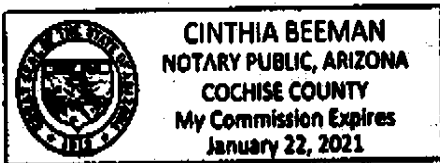
Given under my hand and official seal, this 2nd day of January, 20²⁰.



George T. Drost
Notary Public

State of Arizona, County of Cochise, ss. I, Cynthia Beeman, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DOUGLAS A. MITCHELL**, 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 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 13th day of January, 2020.



Cynthia Beeman
Notary Public

This instrument was prepared by and when recorded mail to: Drost Kivlahan McMahon & O'Connor LLC, 11 S. Dunton Avenue, Arlington Heights, IL 60005

Send Subsequent Tax Bills to: Mitchell Building LLC, 10 N. Dunton Avenue, Arlington Heights, Illinois 60005

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 200/31/45 PROPERTY TAX CODE.

Ben A. Hoff
REPRESENTATIVE
1-2-2020
DATE

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AFFIDAVIT

STATEMENT BY GRANTOR AND GRANTEE

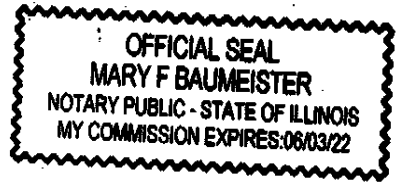
The grantor or his/her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 1/2, 2020.

Signature: [Handwritten Signature]
Agent

Subscribed and sworn to before me by the said Agent this 2nd day of January, 2020.

[Handwritten Signature]
Notary Public



The grantee or his/her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 2, 2020.

Signature: [Handwritten Signature]
Agent

Subscribed and sworn to before me by the said Agent this 2nd day of January, 2020.

[Handwritten Signature]
Notary Public

