

UNOFFICIAL COPY

WARRANTY DEED

MAIL RECORDED DOCUMENT TO:

Mr. Dean Galanopoulos
Law Office of Galanopoulos and Galgan
340 W. Butterfield Road, Suite 1A
Elmhurst, IL 60126

Doc# 2109520153 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2021 07:13 AM Pg: 1 of 1

Dec ID 20210201630707
ST/CO Stamp 1-423-157-776 ST Tax \$360.00 CO Tax \$180.00

NAME & ADDRESS OF TAXPAYER:

Demetri Demitropoulos and Timi Demitropoulos
2028 North Stanton Court, Unit 54
Arlington Heights, IL 60004

Above Space for Recorder's Use Only

THE GRANTOR(s), **Haiyan Xu and Jun Ma**,
married to each other, of Arlington Heights, IL,
for and in consideration of TEN AND NO/100
DOLLARS and other good and valuable
considerations in hand paid, CONVEY AND

WARRANT to the **Demetri Demitropoulos and Timi Demitropoulos**, married to each other, as tenants by the entirety, of
Arlington Heights, Illinois, all right, title and interest in the following described Real Estate situated in the County of Cook in
the State of Illinois *to wit*:

UNIT NO. 54 IN ARLINGTON HEIGHTS ENCLAVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE
FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE ENCLAVE SUBDIVISION OF PART OF THE
WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17 AND PART OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT 89521586, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, 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 for 2020, and 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 Index Number(s): 03-17-302-076-1076

Property Address: 2028 North Stanton Court, Unit 54, Arlington Heights, IL 60014 (Grantees' address)

Haiyan Xu

Haiyan Xu Date 1/22/2021

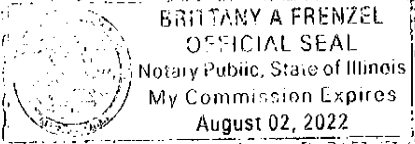
Jun Ma

Jun Ma Date 01/22/2021

STATE OF ILLINOIS)
COUNTY OF LAKE) SS.

I, the undersigned notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the 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
said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22 day of January, 2021.



Brittany A. Frenzel

Notary Public

NAME AND ADDRESS OF PREPARER:

David S. Morris, Morris Law, Ltd. 100 North Waukegan Road, Suite 209, Lake Bluff, Illinois 60044

**This conveyance must contain the name and address of the Grantee for tax-billing purposes: (Chap. 55 ILCS 5/3-5020) and name
and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

FIRST AMERICAN TITLE

FILE # AF1003943