

UNOFFICIAL COPY

Doc# 2116746126 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/16/2021 10:25 AM Pg: 1 of 3

Dec ID 20210601658850
ST/CO Stamp 0-462-906-640 ST Tax \$189.00 CO Tax \$94.50

2 of 2
Section Title 2128746
WARRANTY DEED

THE GRANTORS, JEFFREY DUNN AND YOSHIKO DUNN, divorced not since remarried of the City of Streamwood, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Carolina Deleon, of 2s601 Enrico Fermi Ct., Warrenville, IL 60555 as

STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON

NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

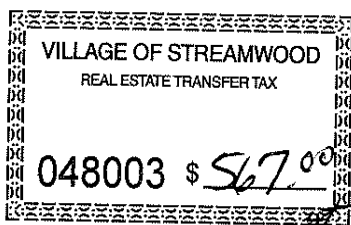
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.


Permanent Real Estate Index Number: 06-13-316-010-0000

Common Address: 11 N. Ridge Ct., Streamwood, IL 60107



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DATED this 7th day of May, 2021



JEFFREY DUNN

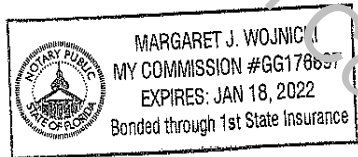


YOSHIKO DUNN

State of FL)
County of MARION) ss.

The undersigned, a notary public in and for the above county and state, certifies that JEFFREY DUNN, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 7th day of MAY, 2021



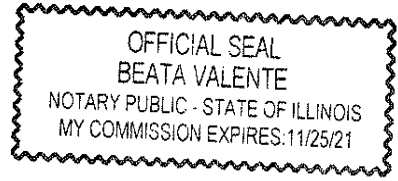


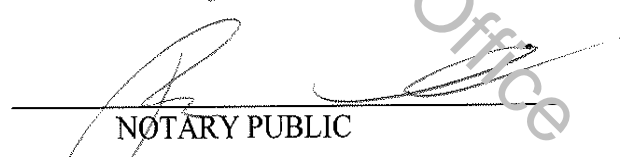
NOTARY PUBLIC

State of Illinois)
County of Cook) ss.

The undersigned, a notary public in and for the above county and state, certifies that YOSHIKO DUNN, known to me to be the same persons whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 10th day of June, 2021





NOTARY PUBLIC

DEED PREPARED BY:
Beata Valente
Law Offices of Beata Valente, LLC
5508 W. Lawrence Ave
Chicago, IL 60630

MAIL DEED TO:
Caroline Deleon
11 N. Ridge Ct
Streamwood, IL 60107

SEND TAX BILL TO:
Caroline Deleon
11 N. Ridge Ct
Streamwood, IL 60107

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American Land Title Association

File Number : 2128746
Commitment for Title Insurance
Adopted 6-17-05 Revised 08-01-2016

EXHIBIT A

Legal:

LOT 39 IN ARLINGDALE LAKE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL TO THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN (ALSO BEING THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND RUNNING THENCE IN A GENERAL EASTERLY DIRECTION ALONG A STRAIGHT LINE TO A POINT IN THE EAST LINE OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 27.1 FEET NORTH OF THE NORTHEAST CORNER OF SECTION 24 AFORESAID, COOK COUNTY, ILLINOIS AND RECORDED AT THE RECORDER'S OFFICE ON DECEMBER 31, 1979 AS DOCUMENT 25300073.

Address: 11 N. Ridge Ct., Streamwood, IL 60107

PIN #: 06-13-316-010-0000

PIN #:

PIN #:

Township: Hanover

This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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