

# UNOFFICIAL COPY

Doc#: 2133407288 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/30/2021 08:21 AM Pg: 1 of 3

Dec ID 20211101642258  
ST/CO Stamp 0-719-027-344 ST Tax \$540.00 CO Tax \$270.00

## WARRANTY DEED ILLINOIS STATUTORY

21 GNW0371106V

(112)

Property of Cook County Clerk's Office

Anne M. D'onofrio, as Trustee of ~~the~~ (The Above Space for Recorder's Use Only)

THE GRANTOR, The Anne M. D'Onofrio Declaration of Living Trust dated October 9, 2009, of 2320 N. James Court, Arlington Heights, Illinois 60004, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Alex P. Diesbergen, a single person, and Mara Leane, a single person, not as Tenants by the Entirety, or as tenants in common, but as joint tenants ("Grantees"), of 311 N. Dale Avenue, Mount Prospect, Illinois 60056, in fee simple, forever, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 03-18-207-<sup>026</sup>~~203~~-0000

Property Address: 2320 N. James Court, Arlington Heights, Illinois 60004

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any; and general real estate taxes not due and payable at the time of Closing

Dated this 19<sup>th</sup> day of November, 2021.

Anne M. D'Onofrio Declaration of Living Trust dated October 9, 2009

By:   
Anne M. D'Onofrio as Trustee

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STATE OF ILLINOIS            )  
   ) SS,  
 COUNTY OF KANE                )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anne M. D'Onofrio, as Trustee of the Anne M. D'Onofrio Declaration of Living Trust dated October 9, 2009, 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 she signed, sealed and delivered this instrument as her 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 notarial seal, this 19<sup>th</sup> day of November, 2021.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public

THIS INSTRUMENT PREPARED BY  
 Bochte, Kuzniar & Navigato, P.C.  
 2580 Foxfield Road, Suite 200  
 St. Charles, IL 60174

MAIL TO:

Chokshi Filippone Law, LLC  
 Attn: Trisha Chokshi  
 401 E. Prospect Avenue, Suite 211  
 Mt. Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:

Alex P. Diesbergen and Mara Leane  
 2320 N. James Court  
 Arlington Heights, IL 60004

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## LEGAL DESCRIPTION

LOT 15 IN TECHNY COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1978 AS DOCUMENT NUMBER 24635184, IN COOK COUNTY, ILLINOIS.

Common Address: 2320 N. James Court, Arlington Heights, Illinois 60004

PIN: 03-15-207-026-0000

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