

UNOFFICIAL COPY

Doc#: 2133506030 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/01/2021 06:50 AM Pg: 1 of 3

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Dec ID 20211101643299
ST/CO Stamp 1-189-749-392 ST Tax \$188.50 CO Tax \$94.25

MAIL TO:

Robert Galgan
Galanapoulos & Galgan
630 W. Butterfield Road
Suite #1A
Elmhurst, IL 60126

212-990-7

THE GRANTOR, Luis Nunez, divorced and not since remarried, of the Village of Arlington Heights, County of Cook and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Nicole Vavalle, a single woman, of 904 S. Myrtle, Villa Park, IL 60181, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: Real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements established by or implied from the Declaration of Condominium and any amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium and any amendments thereto; and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

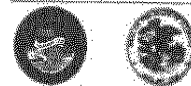
Permanent Index Number: 03-32-101-042-1027

Property Address: 110 S. Dunton Avenue #4H, Arlington Heights, IL 60005

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

IL ESTATE TRANSFER TAX

30-Nov-2021



COUNTY:	94.25
ILLINOIS:	188.50
TOTAL:	282.75

03-32-101-042-1027

| 20211101643299 | 1-189-749-392

(SIGNATURE PAGE TO FOLLOW)

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DATED this 16 day of November, 2021.

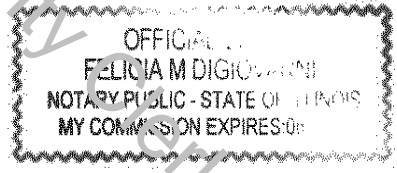
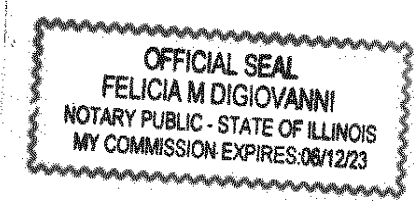

Luis Nunez

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 16th day of November, 2021.

(SEAL)



This document prepared by:
Felicia M. DiGiovanni
Spina McGuire & Okal, P.C
7610 West North Avenue
Elmwood Park, IL 60707

Send future tax bills to:
Nicole Vavalle
110 S. Dunton Avenue
Unit #4H
Arlington Heights, IL 60005

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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.

COMMONLY KNOWN AS: 110 S. DUNTON AVENUE #4H, ARLINGTON HEIGHTS, IL 60005

PERMANENT INDEX NUMBER: 03-32-101-042-1027