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Doc#: 2222419006 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/12/2022 09:33 AM Pg: 1 of 3

WARRANTY DEED

P122-84248
1/2

Dec ID 20220701668591
ST/CO Stamp 1-555-809-360 ST Tax \$142.50 CO Tax \$71.25

THE GRANTOR(S), SHINICHIRO MIYAMOTO AND ANNA MIYAMOTO, husband and wife, of Hoffman Estates, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

James R Latal,
of 402 N. Yale Ave., Arlington Heights, Illinois 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: 08-15-301-005-1123

Common Address: 2323 S. Goebbert Road, Unit 109, Arlington Heights, IL 60005

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

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DATED this 6th day of Feb, 2022

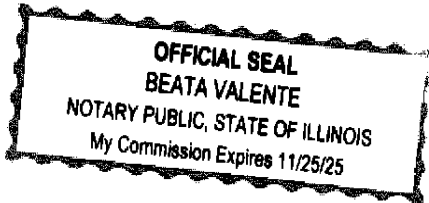
[Signature]
SHINICHIRO MIYAMOTO

[Signature]
ANNA MIYAMOTO

State of Illinois
County of Cook) ss.

The undersigned, a notary public in and for the above county and state, certifies that SHINICHIRO MIYAMOTO AND ANNA MIYAMOTO, known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

Given under my hand and official seal, this 6th day of Feb, 2022



[Signature]
NOTARY PUBLIC

DEED PREPARED BY:
Beata Valente
Law Offices of Beata Valente, LLC
5911 W. Higgins Ave
Chicago, IL 60630

MAIL DEED TO:
JAMES R. LATAL
402 NORTH YALE AVE
ARLINGTON HEIGHTS
ILLINOIS 60005

SEND TAX BILL TO:
JAMES R. LATAL
402 NORTH YALE AVE
ARLINGTON HEIGHTS
ILLINOIS, 60005

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Exhibit A / Legal Description

Parcel 1:

Unit F109 in Brittany Place Condominium as delineated on a survey of the following described real estate: Lot 1 in Greta Lederer Development Co.'s Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 15, Township 41 North, Range 11 East of the Third Principal Meridian, according to Plat thereof registered in the office of the Registrar of titles of Cook County, Illinois on July 25, 1966 as document 2283027, in Cook County, Illinois; which survey is attached as Exhibit "C" to the declaration for Brittany Place, including matters relating to the Brittany place condominium recorded May 19, 1994 as document 94451607 as amended by recharacterization amendment No. 1 recorded July 24, 1994 as document 94556621; together with its undivided percentage interest in the common elements, in Cook County, Illinois

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 for pedestrian ingress and egress, as Set Forth in the declaration for Brittany Place, including matters relating to the Brittany place condominium recorded May 19, 1994 as document 94451607 as amended by recharacterization amendment No. 1 recorded July 24, 1994 as document 94556621, and as created by deed from La Salle National National Trust N.A., as trustee under trust agreement dated January 18, 1994 known as trust number 118581 to Martha M. Rayner recorded September 14, 1994 as document 94803008 and rerecorded October 26, 1994 as document 94914735.

Property of Cook County Clerk's Office