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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2302033063 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/20/2023 09:47 AM Pg: 1 of 3

Dec ID 20221201617279
ST/CO Stamp 0-945-787-728 ST Tax \$369.00 CO Tax \$184.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Ryan Gripp and Lisa Gripp, married to each other, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Qiaobei Dong and Yannan Zhang, married to each other of 748 Dempster Street Apt. CG2A, Mount Prospect, IL 60056, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

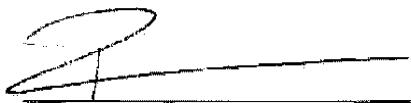
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 03-29-411-143-0000
Property Address: 708 East Wing Street, Arlington Heights, IL 60004


SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 28 day of December, 2022.



Ryan Gripp (Seal)



Lisa Gripp (Seal)

PROPER TITLE, LLC

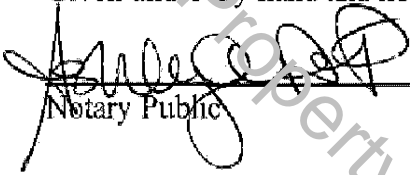
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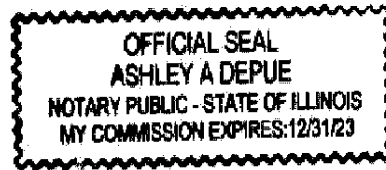
STATE OF IL)
) SS,
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ryan Gripp and Lisa Gripp personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 28 day of December, 2022.



 Notary Public



THIS INSTRUMENT PREPARED BY
 Drost, Kivlahan, McMahon & O'Connor, LLC
 11 South Dunton Ave
 Arlington Heights, IL 60005

MAIL TO:

Fournier Law Firm, Ltd.
 2001 Midwest Road, Suite 206
 Oak Brook, IL 60523

SEND SUBSEQUENT TAX BILLS TO:

Qiaobei Dong
 708 East Wing Street
 Arlington Heights, IL 60004

Property of Cook County Clerk's Office

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Exhibit A

PARCEL 1:

LOT 8-3, IN ARLINGTON CROSSING, BEING A RESUBDIVISION OF ARLINGTON MARKET, BEING A SUBDIVISION IN THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007, AS DOCUMENT NUMBER 0705915065 AND CORRECTED BY DOCUMENT NUMBER 0721144016, AS RECORDED JULY 30, 2007, ACCORDING TO THE PLAT THEREOF RECORDED JULY 01, 2010, AS DOCUMENT NUMBER 1018229011, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMUNITY AREA AS DEFINED IN THAT CERTAIN COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET RECORDED DECEMBER 17, 2010 AS DOCUMENT NUMBER 1035144040.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION FOR ARLINGTON CROSSINGS TOWNHOMES AND PROVISIONS RELATING TO EASEMENTS AFFECTING PORTIONS OF THE DEVELOPMENT AREA OTHER THAN THE PREMISES RECORDED DECEMBER 17, 2010, AS DOCUMENT NUMBER 1035144041.