

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2309429005 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/04/2023 09:16 AM Pg: 1 of 4

Dec ID 20230301685827
ST/CO Stamp 2-010-618-064 ST Tax \$400.00 CO Tax \$200.00
City Tax: \$14,700.00

GRANTOR, Arturo Saenz, as Trustee under the Trust Agreement dated April 10, 2003, of 2942 W. Van Luren, Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Tabitha Welsh, a single woman, of 1569 Dale Drive, Elgin, Illinois 60125, all title, right and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

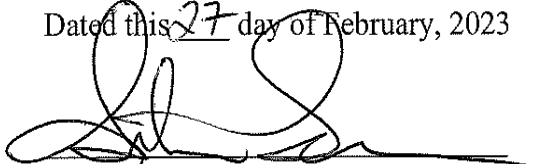
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Real Estate Index Number:06-08-400-008-0000

Address of Real Estate: 1569 Dale Drive Elgin, Illinois 60125

This Deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to all unpaid general taxes and special assessments and other liens and claims of any kind; building lines other restrictions of record, if any; party walls, party wall rights, and party wall agreements, if any; zoning and building laws and ordinances; easements of record, if any; and rights and claims of parties in possession, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

Dated this th 27 day of February, 2023



Arturo Saenz as Trustee under
the Trust Agreement dated April 10, 2003

FIDELITY NATIONAL
TITLE CH23000965

UNOFFICIAL COPY

ACKNOWLEDGMENTS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Arturo Saenz, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 27th day of February, 2023.



[Handwritten Signature] (Notary Public)

Prepared By: Leon Zelechowski
111 W. Washington Street, Suite 1110
Chicago, Illinois 60602

Mail to:

Tabitha Welsh
1525 Dale Dr
Elgin IL 60125

Name & Address of Taxpayer(s):

Tabitha Welsh
1569 Dale Drive
Elgin, Illinois 60125

1525 Dale Dr
Elgin IL 60125

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LOT 20 IN BERNER ESTATES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1958 AS DOCUMENT 17129065, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY



City of Elgin

Mayor

Ed Schock

Council Members

Juan Figueroa

Robert Gilliam

Brenda Rodgers

Thomas K. Sandor

John Walters

Marie Yearman

City Manager

David M. Dorgan

Date: July 3, 2008

RE: 1569 Dale Dr., Elgin, IL 60120 (PIN #06-08-400-008)

To Whom It May Concern,

This is to inform you that the subject property is not within the City of Elgin boundaries and, therefore, the documents to be recorded will not require a City of Elgin transfer stamp.

If you have any further questions, please do not hesitate to call 847-931-5639.

Sincerely,

Marianne Belshan

Marianne Belshan
CITY OF ELGIN
Real Estate Transfers