

# UNOFFICIAL COPY

Doc#: 2320155117 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/20/2023 11:04 AM Pg: 1 of 3

Dec ID 20230701664725  
ST/CO Stamp 1-744-703-952 ST Tax \$230.00 CO Tax \$115.00

## WARRANTY DEED ILLINOIS STATUTORY

CT 23CST153911VH  
1983 AD

(The Above Space for Recorder's Use Only)

THE GRANTOR Juancho Dumayas, a single man, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Vincent Arnaud, an unmarried man, of Mt. Prospect, IL, 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 Index Number(s): 02-12-200-021-1058

Property Address: 1243 E. Baldwin Ln., Unit 210, Palatine, IL 60074

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing,

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

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Dated this 7<sup>th</sup> day of July, 2023.

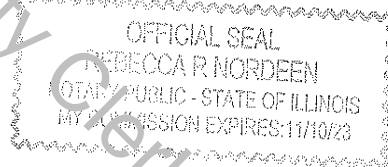
X. Juancho Dumayas (Seal)  
Juancho Dumayas

STATE OF ILLINOIS           )  
  ) SS,  
COUNTY OF LAKE           )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Juancho Dumayas 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 he signed, sealed and delivered in the 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 notarial seal, this 7<sup>th</sup> day of July, 2023.

Rebecca R Nordeen  
Notary Public



THIS INSTRUMENT PREPARED BY  
Law Office of Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

MAIL TO:

Drost, Kivlahan, McMahon & O'Connor, LLC  
11 S. Dunton Ave.  
Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO:

Vincent Arnaud  
1243 E. Baldwin Ln., Unit 210  
Palatine, IL 60074

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## EXHIBIT "A"

PARCEL 1: UNIT 210 IN SAN TROPAI CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE;

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST NUMBER 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23448135, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS.

Property of Cook County Clerk's Office