

CR 23 ST 1107 DA

# UNOFFICIAL COPY

WARRANTY DEED  
Individual to Individual

Doc#: 2325641081 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/13/2023 09:19 AM Pg: 1 of 2

Dec ID 20230901616914  
ST/CO Stamp 1-685-687-760 ST Tax \$647.50 CO Tax \$323.75

THE GRANTOR(S), **Michael J. Rozmus**, unmarried, of the City of **Arlington Heights**, County of **Cook**, State of **Illinois** for and in consideration of **TEN and No 100s (\$10.00) DOLLARS**, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to:

**Aroosha Tabai**  
1696 Sienna Court, Wheeling, Illinois 60090

the following described Real Estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and condominium declaration and bylaws, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises as husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, forever.

Permanent Index Numbers: **03-16-405-015-0007**

Address of Real Estate: **2161 N. Charter Point Drive, Arlington Heights, Illinois 60004**

DATED this 5 day of September, 2023

*Michael J. Rozmus*

(Seal)

(Seal)

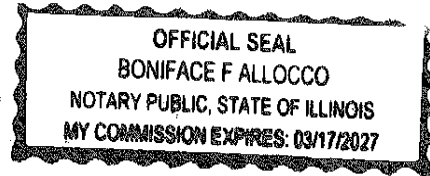
Michael J. Rozmus

State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **Michael J. Rozmus**, unmarried, 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 the said instrument as his/her/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 official seal, this 5 day of September, 2023.

*[Signature]*  
NOTARY PUBLIC



This instrument was prepared by Boniface F. Allocco, ALLOCCO, MILLER & CAHILL, P.C., 3409 N. Paulina, Chicago, IL 60657

SEND TAX BILL TO: **Aroosha Tabai, 2161 N. Charter Point Drive, Arlington Heights, Illinois 60004**

MAIL TO: **Scott C. Kuntz, KUNTZ & KUNTZ, 900 E. Northwest Hwy., Mount Prospect, IL 60056**

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## LEGAL DESCRIPTION

Order No.: 23ST01107NA

For APN/Parcel ID(s): 03-16-405-015-0000

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LOT 59 IN LAKE ARLINGTON TOWNE UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office