

UNOFFICIAL COPY

Doc#: 2325833325 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2023 12:42 PM Pg: 1 of 3

Dec ID 20230801606623
ST/CO Stamp 1-753-798-096 ST Tax \$540.00 CO Tax \$270.00

WARRANTY DEED

2/2 PT 22 94474
AFTER RECORDING MAIL TO:

and



MAIL REAL ESTATE TAX BILL TO:

Thomas Arzbaeher and Heidi Arzbaeher
44 N. Vail Avenue Unit 415,
Arlington Heights, IL 60005

(Reserved for Recorders Use Only)

THE GRANTORS: Sang M. Sim and Kathy Kim, Husband and Wife, of 44 N. Vail Avenue, Unit 415, Arlington Heights, IL 60005 for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Thomas Arzbaeher and Heidi Arzbaeher, Husband and Wife, as Tenants by the Entirety, of 4 N. Rammer Ave. Arlington heights, IL 60004**, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 44 N. Vail Avenue, Unit 415, Arlington Heights, IL 60005
PIN: 03-29-340-032-1045

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Proper Title, LLC
1300 W. Higgins Road - Suite 200
Park Ridge, IL 60068

UNOFFICIAL COPY

DATED this 10th day of August, 2023.

[Signature]
Sang M. Sim

[Signature]
Kathy Kim

STATE OF Illinois)
COUNTY OF Deer)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Sang M. Sim** and **Kathy Kim**, 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 individually acknowledged that they signed and delivered the said 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 official seal this 10th day of August, 2023.

[Signature]
Notary Public SUSAN J KIM
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 22, 2025

NAME AND ADDRESS OF PREPARER:
Susan J. Kim
Attorney at Law
21660 W. Field Pkwy., Suite 118
Deer Park, IL 60010

PROPERTY OF COOK COUNTY NOTARY PUBLIC'S OFFICE

UNOFFICIAL COPY

Exhibit A

Parcel 1:

Unit 415 in the Vail Avenue Condominium as delineated on a survey of the following described real estate: That part of the West 1/2 of the Southwest 1/4 of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of Lot 4 in Block 24 in the town of Dunton being a Subdivision of the West 1/2 of the Southwest 1/4 of said Section 29; thence North 89 degrees 21 minutes 26 seconds West along the South line of said Block 24, 151.75 feet; thence North 00 degrees 38 minutes 34 seconds East, 265.17 feet to the North line of said Block 24; thence South 89 degrees 21 minutes 53 seconds East along the North line of said Block 24, 150.11 feet to the Northeast corner of Lot 1 in said Block 24; thence South 00 degrees 17 minutes 22 seconds West along the East line of said Block 24, 265.20 feet to the point of beginning; which survey is attached as Exhibit "C" to the Declaration of Condominium recorded August 15, 2000 as document number 00625338, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Garage Space P21 and P95, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as document number 00625338.

Parcel 3:

Easements for the benefit of Parcels 1 and 2 for ingress, egress, use and enjoyment as set forth in cross easement and cost sharing agreement recorded as document number 00577251.