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Doc#: 2333141053 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/27/2023 10:51 AM Pg: 1 of 3

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Dec ID 20231101669679
ST/CO Stamp 1-798-184-912 ST Tax \$140.50 CO Tax \$70.25

MAIL TO:

Law office of James Nelson
800 West Central Suite 105N
Mount Prospect IL 60056

GRANTORS Charles Arnold and Lorraine Arnold, husband and wife and Dionna Arnold, a single woman, of the City of River Forest, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Paul*Lauricella, of 153 Larchmont Ln, Bloomingdale, IL 60108, the following described real estate situated in the County of Cook, State of Illinois to-wit:

* Joseph a single man

SEE ATTACHED FOR LEGAL DESCRIPTION

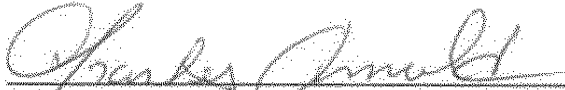
SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever

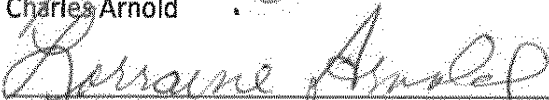
Permanent Index Numbers: 15-01-203-039-1011 (Unit 2E)
15-01-203-039-1024 (Parking P-8)

Property Address: 1535 William Street, 2E, River Forest, IL 60305

DATED this 15th day of November, 2023.



Charles Arnold



Lorraine Arnold



Dionna Arnold

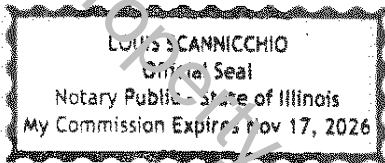
PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that Charles Arnold, Lorraine Arnold and Dionna Arnold 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 said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 15th day of Nov, 2023.



Paul Lauricella (SEAL)

This document prepared by:
Louis Scannicchio/LJS Law, LLC
7501 W. Diversey Ave.
Elmwood Park, IL 60707

Send future tax bills to:
Paul Lauricella
1535 William St. Unit 2E
River Forest, IL 60305

 **VILLAGE OF RIVER FOREST**
Real Estate Transfer Tax
Date _____ Amount Paid 210.00

REAL ESTATE TRANSFER TAX



22-Nov-2023
COUNTY: 70.25
ILLINOIS: 140.50
TOTAL: 210.75

15-01-203-039-1011

| 20231101669679 | 1-798-184-912

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LEGAL DESCRIPTION

UNIT 1535-2E AND UNIT P-8 IN WILLIAM COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 15 AND 16 IN BLOCK 3 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE WEST 33.00 FEET AND SOUTH 33.00 FEET) TAKEN FOR STREETS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 16, 1996 AS DOCUMENT NUMBER 96037869, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1535 William Street, 2E, River Forest, IL 60305

PERMANENT INDEX NUMBERS: 15-01-203-039-1011; 15-01-203-039-1024

Property of Cook County Clerk's Office