

UNOFFICIAL COPY

Doc#: 2401733032 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/17/2024 09:18 AM Pg: 1 of 3

Dec ID 20231201689433
ST/CO Stamp 0-250-234-928 ST Tax \$216.50 CO Tax \$108.25

Warranty DEED
ILLINOIS STATUTORY

PT23-96678 (12)

THE GRANTOR(S) Therese Elizabeth Caruso, not individually but solely as Trustee of the Therese Elizabeth Caruso Trust dated July 14, 2022, of Arlington Heights, 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 Lelaina P. Dudas, a single woman, and Barbara T. Dudas, a married woman, of 4195 Winston Dr., Hoffman Estates, IL 60192, as joint tenants with rights of survivorship, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

SUBJECT TO:

General real estate taxes not due and payable at the time of closing, covenants, conditions, 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 real estate.

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

Permanent Real Estate Index Number(s): 03-32-101-042-1001

Address(es) of Real Estate: 110 S. Dunton Ave., #2A, Arlington Heights, IL 60005

PROPER TITLE, LLC

SIGNATURE PAGE FOLLOWS

UNOFFICIAL COPY

Dated this 14TH day of December, 2023

Therese Elizabeth Caruso

Therese Elizabeth Caruso as Trustee of the
Therese Elizabeth Caruso Trust dated July 14,
2022

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Therese Elizabeth Caruso, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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 14TH day of December, 2023



[Signature] (Notary Public)

Prepared By: Jennifer Baratta
310 W Fremont St
Arlington Heights, IL 60004

Mail To:

Lelaina Dudas and Barbara Dudas
110 S. Dunton Ave., #2A
Arlington Heights, IL 60005

Name & Address of Taxpayer:

Lelaina Dudas and Barbara Dudas
110 S. Dunton Ave., #2A
Arlington Heights, IL 60005

UNOFFICIAL COPY

EXHIBIT A

Unit 2A as delineated on a survey of the following described parcels of real estate (hereinafter referred to as parcel):

Parcel 1:

Lots 2 and 3 in Sigwalts Subdivision of the North 1/2 of the West 15 acres of the North 30 acres of the West 1/2 of the Northwest 1/4 of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The South 2 chains of the North 4.25 chains of the East 2.50 chains of the West 10 chains of The West 1/2 of the Northwest 1/4 of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian;

which Survey is attached as Exhibit "A" to the Declaration made by LaSalle National Bank, a national banking association, as trustee under trust number 39135, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document number 21663600 and registered in the Office of the Registrar of Titles of Cook County, Illinois, as document number LR2586499 as amended from time to time; together with its undivided percentage interest in the common elements;

Also

Together with an exclusive easement for the parking purposes in and to Parking Space P1, as defined and delineated in said Declaration and Surveys, in Cook County, Illinois.

And

An exclusive easement for the parking purposes in and to Parking Space P56, as defined and delineated in said Declaration and Surveys in Cook County, Illinois