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Doc#: 2404706147 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2024 11:10 AM Pg: 1 of 3

Dec ID 20240101624066
ST/CO Stamp 0-265-714-736 ST Tax \$200.00 CO Tax \$100.00

PROPER TITLE, LLC

P123 96385 FA
10/2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTEE

Lucie H Stelmach
806 West Saint James Street
Unit 2SE
Arlington Heights, IL 60005

(The Above Space for Recorder's Use Only)

THE GRANTOR **Lucie H Stelmach**, a divorced woman and not since remarried, of 806 West Saint James Street, Unit 2SE, Arlington Heights, IL 60005 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 **Anastasiia Hladun**, a single woman, of 601 West Huntington Commons Road, Mount Prospect, IL 60056, in fee simple forever, 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"

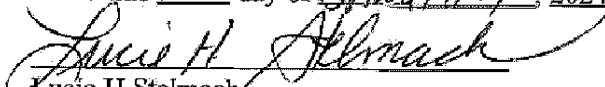
Permanent Index Number(s): 03-30-411-031-1005

Property Address: 806 W Saint James St Unit 2SE, Arlington Heights, IL 60005

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

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.

Dated this 13 day of JANUARY, 2024.


Lucie H Stelmach

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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, CERTIFY THAT **Lucie H Stelmach** 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 they signed, sealed and delivered in the 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 notarial seal, this 13 day of January, 2024.



[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
Brian Iversen
Iversen Law
119 S. Emerson Street, #262
Mt. Prospect, IL 60056

MAIL TO:

Anastasiia Hladun
806 W Saint James St Unit 2SE
Arlington Heights, IL 60005

Grantor address:
SEND SUBSEQUENT TAX BILLS TO:

Anastasiia Hladun
806 W Saint James St Unit 2SE
Arlington Heights, IL 60005

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Exhibit A

PARCEL 1:

UNIT 806-2 SOUTHEAST TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ST. JAMES PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00256246, IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-11, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office