

UNOFFICIAL COPY

PREPARED BY:

Marc Beerman
728 Florsheim Drive
Libertyville, IL 60048

Doc#: 2405713378 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/26/2024 12:57 PM Pg: 1 of 2

MAIL TAX BILL TO:

Duane Fitch and Karyn Fitch
1 South Highland Avenue, Unit #703
Arlington Heights, IL 60005

Dec ID 20240201628223
ST/CO Stamp 0-975-491-632 ST Tax \$375.00 CO Tax \$187.50

MAIL RECORDED DEED TO:

Duane Fitch and Karyn Fitch
1 South Highland Avenue, Unit #703
Arlington Heights, IL 60005

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Belinda Jimenez a/k/a Bellinda Jimenez, of the City of Arlington Heights, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Duane Fitch and Karyn Fitch, of 41340 Waterford Lane, West Chicago, IL 60185, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Parcel 1: Unit No. 703 in Metropolis Condominium as delineated on a survey of the following described real estate; Certain Lots in Metropolis Subdivision, being a resubdivision of Lots 1, 2, 3, 4 and 17 in Seiburg's Subdivision, the East 1/2 of Lots 1, and 2 in Block 25 in the Town of Dunton and vacated streets adjoining and to, being a subdivision of the Southwest 1/4 of Section 29, Township 42 North, Range 11, according to the Plat of Resubdivision recorded March 15, 1999 as Document 99243785; which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0010078409, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of S703, a Limited Common Element as delineated on the survey attached to the Declaration aforesaid recorded as Document number 0010078409,

Parcel 3: Easement for the benefit of Parcel 1 for access as created by Easement Agreement recorded January 30, 2001 as Document Number 0010078408.

Permanent Index Number(s): 03-29-346-030-1049

Property Address: 1 South Highland Avenue, Unit #703, Arlington Heights, IL 60005

Subject, however, to the general taxes for the year of and thereafter, and all Covenants, Restrictions, and Conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

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Dated this 19th day of February, 2024

Belinda Jimenez
Belinda Jimenez a/k/a Bellinda Jimenez

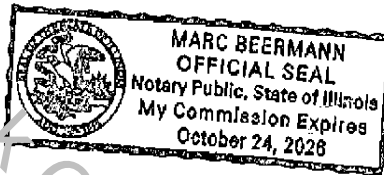
STATE OF Illinois
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Belinda Jimenez a/k/a Bellinda Jimenez, 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 notarial seal,
this _____ day of February 20 24

Marc Beermann
Notary Public
My commission expires: _____

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office