

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY

PT24-98973W (112)

PROPER TITLE, LLC

Doc#: 2414124538 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/20/2024 12:14 PM Pg: 1 of 3

Dec ID 20240401677584  
ST/Co Stamp 1-608-436-016 ST Tax \$683.00 CO Tax \$341.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Eric Klepitsch and Julia Klepitsch f/k/a Julia Roeser, married to each other, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Chistopher D'Amato, a Single person of 4832 North Natoma Avenue, Chicago, IL 60656, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

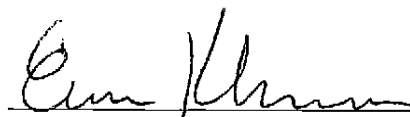
Permanent Index Number(s): 08-09-403-014-0000

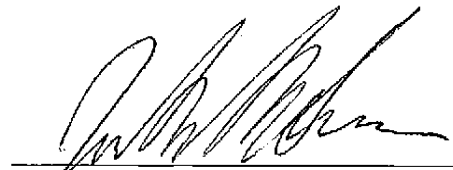
Property Address: 1706 South Surrey Ridge Drive, Arlington Heights, IL 60005

**SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 22 day of April, 2024.

  
Eric Klepitsch (Seal)

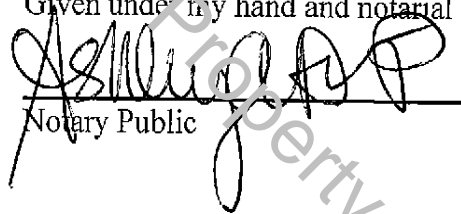
  
Julia Klepitsch f/k/a Julia Roeser (Seal)

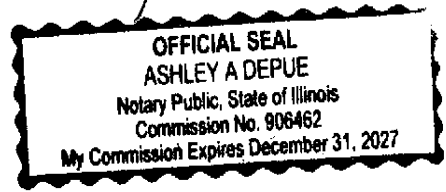
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STATE OF IL )  
COUNTY OF Cook ) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eric Klepitsch and Julia Klepitsch f/k/a Julia Roeser personally known to me to be the same persons whose names are 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 22 day of April, 2024.

  
Notary Public



THIS INSTRUMENT PREPARED BY  
Ernest L. Rose, Drost, Kivlahan, McMahon & O'Connor, LLC  
11 S. Dunton Avenue  
Arlington Heights, IL 60005

MAIL TO:

Robbins DiMonte, Ltd.  
216 West Higgins Road  
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Christopher D'Amato  
1706 South Surrey Ridge Drive  
Arlington Heights, IL 60005

Cook County Clerk's Office

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## EXHIBIT A

LOT 34 IN SURREY RIDGE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office