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Warranty Deed ILLINOIS

Doc#: 2419114149 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/9/2024 10:20 AM Pg: 1 of 6

Dec ID 20240501616636

ST/Co Stamp 0-843-277-104 ST Tax \$919.00 CO Tax \$459.50

Above Space for Recorder's Use Only

THE GRANTOR(S) Sun Tzu Properties LLC of the City of Arlington Heights, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Salvatore Genualdi and Sara* Genualdi as JOINT TENANTS of 803 N. PARKSIDE AVE, ITASKA, IL 60143 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. * Sara

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 03-32-420-04(-00)0

Address(es) of Real Estate: 919 S. McKinley Ave. Arlington Heights Illinois 60005

The date of this deed of conveyance is dated this 17th day of June, 2024.

Dwight Davies as Manager.
Sun Tzu Properties LLC by Dwight Davies, as Manager

State of IL, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dwight Davies 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 official seal dated this 17th day of June, 2024.

0624008475
FIDELITY NATIONAL
TITLE INSURANCE



Elizabeth G Mann
Notary Public

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EXHIBIT A

Order No.: OC24008475

For APN/Parcel ID(s): 03-32-420-040-0000

For Tax Map ID(s): 03-32-420-040-0000

PARCEL 1: THAT PART OF LOTS 1 THROUGH 9 BOTH INCLUSIVE, AND THE NORTH 1/2 OF VACATED ALLEY SOUTH OF AND ADJOINING LOT 9 IN BLOCK 24; ALSO THE WEST 1/2 OF VACATED MCKINLEY AVENUE LYING EAST OF AND ADJOINING SAID LOTS 1 THROUGH 9, BOTH INCLUSIVE, AND THE NORTH 1/2 OF SAID VACATED ALLEY; ALSO LOTS 33 THROUGH 37, BOTH INCLUSIVE, AND THE WEST 1/2 OF VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 33 THROUGH 37 BOTH INCLUSIVE, IN BLOCK 25 AND THE EAST 1/2 OF VACATED MCKINLEY AVENUE LYING WEST OF AND ADJOINING SAID LOTS 33 THROUGH 37 BOTH INCLUSIVE, AND THE SOUTH 1/2 OF VACATED ORCHARD STREET, LYING NORTH OF AND ADJOINING SAID LOT 37 AND LYING NORTH OF AND ADJOINING THE WEST 1/2 OF SAID VACATED ALLEY, ALL IN ARLINGTON HEIGHTS PARK MANOR, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY (ILLINOIS AND WISCONSIN RAILROAD) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 143.84 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 69.02 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE 56.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 58.54 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 56.00 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 58.54 FEET; TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS DATED AUGUST 15, 1976 AND RECORDED FEBRUARY 25, 1977 AS DOCUMENT NUMBER 23831364 AND CREATED BY DEED FROM MAYWOOD PROVISIO STATE BANK TO ROBERT M. MCCUE DATED APRIL 21, 1977 AND RECORDED MAY 4, 1977 AS DOCUMENT 23912915 FOR INGRESS AND EGRESS, OVER THE FOLLOWING DESCRIBED TRACT:

LOTS 1 THROUGH 9 BOTH INCLUSIVE AND THE NORTH 1/2 OF VACATED ALLEY SOUTH OF AND ADJOINING LOT 9 IN BLOCK 24; ALSO THE WEST 1/2 OF VACATED MCKINLEY AVENUE LYING EAST OF AND ADJOINING SAID LOTS 1 THROUGH 9, BOTH INCLUSIVE, AND THE NORTH 1/2 OF SAID VACATED ALLEY; ALSO LOTS 33 THROUGH 37, BOTH INCLUSIVE, AND THE WEST 1/2 OF VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 33 THROUGH 37 BOTH INCLUSIVE IN BLOCK 25 AND THE EAST 1/2 OF VACATED MCKINLEY AVENUE LYING WEST OF AND ADJOINING SAID LOTS 33 THROUGH 37 BOTH INCLUSIVE AND THE SOUTH 1/2 OF VACATED ORCHARD STREET, LYING NORTH OF AND ADJOINING SAID LOT 37 AND LYING NORTH OF AND ADJOINING THE WEST 1/2 OF SAID VACATED ALLEY, ALL IN ARLINGTON HEIGHTS PARK MANOR, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY (ILLINOIS AND WISCONSIN RAILROAD) OF

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EXHIBIT A

(continued)

SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THE FOLLOWING 3 PARCELS:

PARCEL A: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, 32.48 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 73.96 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE 56.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 68.84 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 5.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 58.54 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 5.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 68.84 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 56.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 68.84 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 5.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 58.54 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 5.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 68.04 FEET TO THE PLACE OF BEGINNING.

PARCEL B: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, 65.0 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 74.02 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED LINE, 56.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 68.86 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 5.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 58.54 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 5.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 68.64 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 56.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 68.84 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 5.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 58.54 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 5.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 68.64 FEET TO THE PLACE OF BEGINNING.

PARCEL C: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 325.29 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 8.93 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED LINE 137.67 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 56.0 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 137.67 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 56.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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LEGAL DESCRIPTION

For the premises commonly known as: 919 S. McKinley Ave.
Arlington Heights, Illinois 60005

Legal Description:

PARCEL 1: THAT PART OF LOTS 1 THROUGH 9 BOTH INCLUSIVE, AND THE NORTH 1/2 OF VACATED ALLEY SOUTH OF AND ADJOINING LOT 9 IN BLOCK 24; ALSO THE WEST 1/2 OF VACATED MCKINLEY AVENUE LYING EAST OF AND ADJOINING SAID LOTS 1 THROUGH 9, BOTH INCLUSIVE, AND THE NORTH 1/2 OF SAID VACATED ALLEY; ALSO LOTS 33 THROUGH 37, BOTH INCLUSIVE, AND THE WEST 1/2 OF VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 33 THROUGH 37 BOTH INCLUSIVE, IN BLOCK 25 AND THE EAST 1/2 OF VACATED MCKINLEY AVENUE LYING WEST OF AND ADJOINING SAID LOTS 33 THROUGH 37 BOTH INCLUSIVE, AND THE SOUTH 1/2 OF VACATED ORCHARD STREET, LYING NORTH OF AND ADJOINING SAID LOT 37 AND LYING NORTH OF AND ADJOINING THE WEST 1/2 OF SAID VACATED ALLEY, ALL IN ARLINGTON HEIGHTS PARK MANOR, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY (ILLINOIS AND WISCONSIN RAILROAD) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

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ANGLES TO THE LAST DESCRIBED LINE, 5.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 58.54 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 5.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 68.04 FEET TO THE PLACE OF BEGINNING.

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This instrument was prepared by:	Send subsequent tax bills to:	Mail recorded document to:
Elizabeth Mann 15127 S. 73rd Ave, Suite F Orland Park, IL 60462	Salvatore Genualdi 919 S. McKinley Ave Arlington Heights IL 60005	Salvatore Genualdi 919 S. McKinley Ave Arlington Heights IL 60005

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REAL ESTATE TRANSFER TAX

02-Jul-2024



COUNTY:	459.50
ILLINOIS:	919.00
TOTAL:	1,378.50

03-32-420-040-0000

| 20240501616636 | 0-843-277-104

Property of Cook County Clerk's Office