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WARRANTY DEED

Corporate/LLC Warranty Deed-Illinois

Doc#: 1134750016 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/13/2011 09:18 AM Pg: 1 of 3

MAIL TO:

Peter J. James Jr., Esq.
400 Skokie Blvd. #380
Northbrook, IL 60062

NAME & ADDRESS OF TAXPAYER:

William Borneman and Angela Borneman

THE GRANTOR(S) **PRIVATE VENTURES, INC.** an Illinois Corporation, in good standing, duly created, organized and existing under, and by virtue of the laws of the state of Illinois, having its principal office in the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of TEN and No/100's ---(\$10.00)---DOLLARS and other good and valuable considerations in hand paid.

Conveys and Warrants to: **William Borneman and Angela Borneman, husband and wife**

<u>51 Pembroke Drive</u>	<u>Lake Forest</u>	<u>IL</u>	<u>60045</u>
Grantee's Address	City	State	Zip

not in Tenancy in Common, but in JOINT TENANCY, with right of survivorship, all interest in the following described Real Estate situated in the County of: Cook, in the State of Illinois to wit:

(See Attached)

Subject to: general real estate taxes which are due, owing and payable for 2010; and for 2011 general real estate taxes, which are not due and payable at time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to present usage of the premises; public and utility easements which serve the premises.

Permanent Index Number(s) 02-14-300-020

Return to:

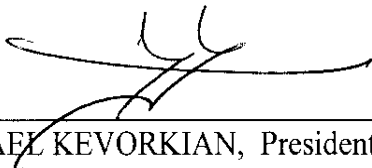
Property Address: 257 N. Plum Grove Rd. Palatine, IL 60067

1/2
STS11-02350

DATED this 2nd day of December, 2011

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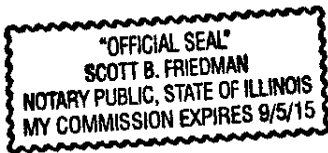
PRIVATE VENTURES, INC.


 x _____ (SEAL) x _____ (SEAL)
 MICHAEL KEVORKIAN, President

STATE OF ILLINOIS)
) ss
 COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HERBY CETIFY THAT: Michael Kevorkian, 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 in his capacity as an Authorized Officer of: **PRIVATE VENTURES, INC.** and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

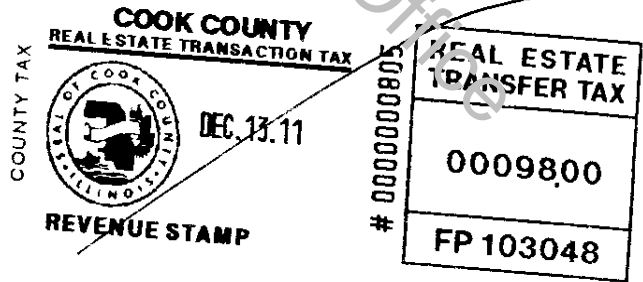
Given under my hand notarial seal, this 2nd day of December, 2011.



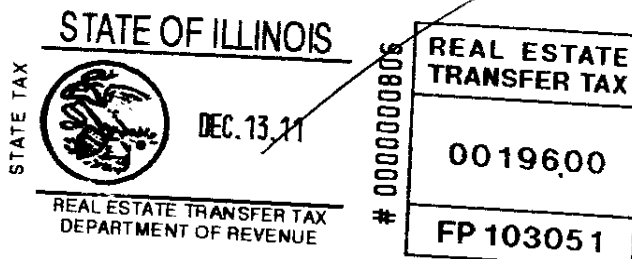

 Notary Public

NAME AND ADDRESS OF PREPARER:

SCOTT B. FRIEDMAN, ESQ.
 1110 W. Lake Cook Rd. # 185
 Buffalo Grove, IL 60089
 (847) 850-5343



** This conveyance must contain the



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Success Title Services, Inc.
As an Agent for First American Title Insurance Company
400 Skokie Blvd. Ste. 380 Northbrook, IL 60062

Commitment Number: STS11_02350

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
257 N PLUM GROVE RD
PALATINE, IL 60602
Cook County

The land referred to in this Commitment is described as follows:

THE SOUTH 37 FEET OF LOT 17 AND THE NORTH 38 FEET OF LOT 18 IN BLOCK 2 IN F. ZITZMAN'S SUBDIVISION OF BLOCK 'X' IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 02-14-300-020-0000

Property of Cook County Clerk's Office