

UNOFFICIAL COPY



Doc#: 1304626078 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/15/2013 11:40 AM Pg: 1 of 3

This Instrument Prepared By:

Shane E. Mowery
Attorney at Law
2448 W. Augusta, Unit 2
Chicago, IL 60622

(The Above Space for Recorder's Use Only)

WARRANTY DEED

MICHAEL H. BERENDT, divorced, not since remarried, residing at 810 E. Wing St., Arlington Heights, IL, (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/DOLLARS (\$10.00) and other good and valuable consideration in hand paid by CRAIG M. FRANSEN, individually, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents do hereby convey and warrant unto Grantee, all of Grantor's right, title and interest in and to the real property located in the Village of Arlington Heights, County of Cook and State of Illinois which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever. Subject to general real estate taxes for year 2012, 2013 and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.

Address of Property: 810 E. Wing St., Arlington Heights, IL 60004

Permanent Index Number: 03-29-411-132-0000

TO HAVE AND TO HOLD the premises unto Grantee, his successors and assigns FOREVER, and Grantor does hereby covenant that he is lawfully seized and possessed of said Property in fee simple, has a good right to convey.

EX 333-CT

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77
ST 5136422 44
CT 13
10F2

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GRANTOR:

MICHAEL H. BERENDT

[Handwritten Signature]

Date of Execution: _____, 2013

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)



I, the undersigned, a Notary Public in the State and County aforesaid, DO HEREBY CERTIFY that **Michael H. Berendt** 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 he signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of January, 2013.

My Commission Expires: March 26, 2016 Notary Public *[Signature]*

After Recording Mail To:

Mr. Jon Moss
111 E. Jefferson Ave.
Naperville, IL 60540

Mail Tax Bills To:

Craig Fransen
810 E. Wing St.
Arlington Heights, IL 60004

REAL ESTATE TRANSFER	02/08/2013	
	COOK	\$138.50
	ILLINOIS:	\$277.00
	TOTAL:	\$415.50
03-29-411-132-0000 20130101605859 CDR1XG		

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5136422 ASC
STREET ADDRESS: 810 E WING STREET
CITY: ARLINGTON HEIGHTS COUNTY: COOK
TAX NUMBER: 03-29-411-132-0000

LEGAL DESCRIPTION:

PARCEL 1:

LOT 6-4 IN ARLINGTON CROSSINGS SUBDIVISION, BEING A RESUBDIVISION OF ARLINGTON MARKET, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS ON FEBRUARY 28, 2007, AS DOCUMENT NO. 0705915065 AND CORRECTED BY DOCUMENT NO. 0721144016 RECORDED IN COOK COUNTY ILLINOIS ON JULY 30, 2007, PURSUANT TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS ON JULY 1, 2010, AS DOCUMENT NO. 1018229011.

PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET RECORDED DECEMBER 17, 2010 AS DOCUMENT 1035144040 FOR PUBLIC UTILITIES; VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS; USE AND ENJOYMENT OF THE COMMUNITY AREA AND UTILITY MAINTENANCE AREAS LOCATED WITHIN THE COMMUNITY AREAS OF THE LAND DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS AND EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION FOR ARLINGTON CROSSINGS TOWNHOMES AND PROVISIONS RELATING TO EASEMENTS AFFECTING PORTIONS OF DEVELOPMENT AREA OTHER THAN THE PREMISES RECORDED DECEMBER 17, 2010 AS DOCUMENT 1035144041.