

UNOFFICIAL COPY

Ref 2 BT 14-01441 (T)

**Warranty Deed**

Illinois (Statutory)

After Recording Mail To:

James Engel

2071 Irving Park Road

Hanover Park, Illinois 60133

Send Subsequent Tax Bills To:

John and Kathleen Krause

2640 Summit Drive, Unit 108

Glenview, Illinois 60025

Return to:

Indecomm Global Services

2925 Country Drive

St. Paul, MN 55117



Doc#: 1418910033 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/08/2014 11:38 AM Pg: 1 of 2

THE GRANTOR, James P. Marzano, an unmarried man, of the Village of Glenview, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to John Krause and Kathleen Krause, Husband and Wife, not as joint tenants or tenants in common, but as tenants by the entirety, of 2640 Summit Drive, Unit 108, Glenview, IL, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Legal Description

SUBJECT TO: General real estate taxes for the year 2013 and subsequent years, which are not yet due and payable; covenants, conditions, and restrictions of record; and, public and utility easements.

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

Permanent Real Estate Index Number: 04-23-203-004-1005.

Address of Real Estate: 2640 Summit Drive, Unit 108, Glenview, Illinois 60025

Dated this 9<sup>th</sup> day of June, 2014.

James P. Marzano

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James P. Marzano is 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, sealed, and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 9<sup>th</sup> day of June, 2014.

Notary Public

(SEAL)

Prepared by:

Kelly A. Anderson with Lavelle Law, Ltd.  
501 W. Colfax, Palatine, IL 60067



**REAL ESTATE TRANSFER TAX**



COUNTY: 02-Jul-2014  
ILLINOIS: 184.00  
TOTAL: 368.00  
552.00

04-23-203-004-1008 | 20140501607838 | 0-522-026-752

S ☒  
P ☒  
S ☒  
M ☒  
SC ☒  
E ☒  
INT ☒

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

**PARCEL 1:**

UNIT NUMBER 501-108, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE HEATHERFIELD CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99849481, AS AMENDED FROM TIME TO TIME, IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT GRANT AGREEMENT RECORDED AS DOCUMENT 23876793 FOR INGRESS AND EGRESS AND UTILITY PURPOSES.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN DECLARATION OF COVENANTS, CONDITIONS EASEMENTS AND RESTRICTIONS FOR HEATHERFIELD CONDOMINIUM RECORDED SEPTEMBER 7, 1999 AS DOCUMENT NUMBER 99849481.

Permanent Index Number(s): 04-23-203-004-1008

For informational purposes only, the subject parcel is commonly known as:

2640 Summit Drive Unit 108, Glenview, IL 60025



\*U04776267\*  
1653 6/24/2014 79433892/1

TITLE RESOURCES GUARANTY COMPANY

Burnet Title • 9450 Bryn Mawr Avenue, Suite 700 • Rosemont, IL 60018