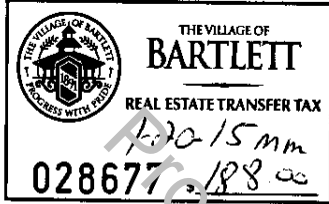


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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL
52017539
FIDELITY NATIONAL TITLE

Doc#: 1504149143 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/10/2015 02:17 PM Pg: 1 of 3



FNF Order No. 52017539

THE GRANTORS, **GREGORY KROGMAN**, a single man, of Chicago, Illinois, and **PETER N. GUAZZO**, a married man, of Algonquin, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **ROYAL C. HARTWIG**, a married man, of Schaumburg, Illinois, all fee simple interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See Legal Description attached as Exhibit "A"

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. *Grantee is prohibited from conveying or transferring the Real Estate for any sales price for a period of 30 days from the date of closing, and is further prohibited from selling the Real Estate between 31 and 90 calendar days after closing for a gross sales price greater than 120% of the gross sales price of this transaction. Property sold in "as is" condition.*

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if applicable. (THIS IS NON-HOMESTEAD PROPERTY)

PIN: 06-35-310-008-1053

Address of Real Estate: 183 Judith Court, Unit A, Bartlett, Illinois 60103

Dated: January 20, 2015.

GREG KROGMAN

PETER N. GUAZZO

REAL ESTATE TRANSFER TAX		02-Feb-2015
	COUNTY:	31.50
	ILLINOIS:	63.00
	TOTAL:	94.50
06-35-310-008-1053 20150101657571 2-146-340-480		

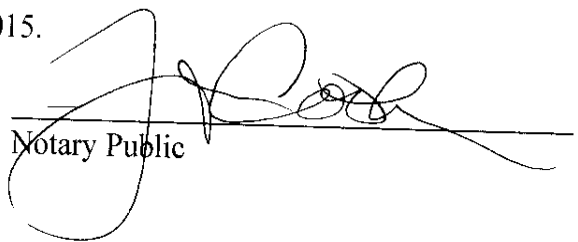
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that GREG KROGMAN and PETER N. GUAZZO, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on January 20, 2015.


Notary Public

Prepared by:

Jason A. Cook, Esq.
Sethna & Cook, P.C.
400 South County Farm Road, Suite 110
Wheaton, Illinois 60187



Mail to:

John T. Clery, Esq.
~~1411 N. Plaza Drive, Suite 580~~ 1515 E. Woodfield Rd. #1430
Schaumburg, Illinois 60173

Name and Address of Taxpayer:

Royal C. Hartwig
532 Kenilworth Drive
Schaumburg, Illinois 60193

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EXHIBIT "A" - LEGAL DESCRIPTION

UNIT NUMBER "A" BUILDING 47, AS DELINEATED ON THAT SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

BLOCK 4 IN BARTLETT'S GREEN I UNIT NUMBER 2, BEING A RESUBDIVISION OF BLOCKS 3, 11, 12, 13, 14, AND 15, IN H.O. STONE AND CO'S TOWN ADDITION TO BARTLETT AS RECORDED JULY 23, 1929 AS DOCUMENT NUMBER 10435526, AND ALL IN THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEKTON CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 22, 1972 AS DOCUMENT NUMBER 22061019; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PIN: 06-35-310-008-1053

Commonly known as: 183 JUDITH COURT, UNIT A, BARTLETT, ILLINOIS 60103