

# UNOFFICIAL COPY

025: 1565622 1/2  
**WARRANTY DEED**



Doc#: 1603622039 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/05/2016 10:41 AM Pg: 1 of 3

## THE GRANTOR,

Florence Fabbrini, a single person,  
of the Village of Schaumburg, County of Cook  
and State of Illinois for and in  
consideration of TEN and no/100 (\$10.00) and  
other good and valuable consideration in hand paid,

## CONVEYS and WARRANTS to

<sup>S,</sup>  
Cameron Arnoldi and Emilia Arnoldi, husband and wife,  
300 W. Fullerton  
Addison, IL 60101

not in Tenancy in Common, not in Joint Tenancy, but as  
**TENANTS BY THE ENTIRETY**, the following described Real  
Estate situated in DuPage County, Illinois, to wit:

See attached legal description

SUBJECT TO: 2015 Real Estate Taxes and subsequent years, conditions, covenants, easements and  
restrictions of record.

PERMANENT PARCEL INDEX NUMBER: PIN 07-22-402-045-1307

PROPERTY ADDRESS: 70 Margate<sup>ct</sup>, Unit D-1, Schaumburg, IL 60195

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 not in tenancy in common, not in joint  
tenancy, but as Tenants by the Entirety, forever.

Dated this 19<sup>th</sup> day of January, 2016.

Florence Fabbrini, a single person, by  
John Fabbrini, her attorney-in-fact.

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX

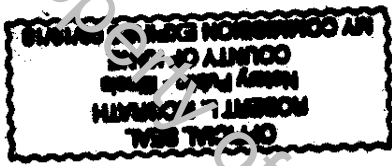
28302

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STATE OF ILLINOIS        )  
   ) SS:  
 COUNTY OF KANE         )

I, the undersigned, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that the GRANTOR, **John Fabbrini, attorney-in-fact for Florence Fabbrini, a single person**, personally known to me to be the same person whose name is subscribed to the foregoing document, appeared before me this day in person, and acknowledged that he or she signed, sealed and delivered the said instrument as his or her free and voluntary act, for the uses and purposes therein set forth, including the release and waive of the right of homestead, if any.

GIVEN under my hand and Notarial Seal, this 19<sup>th</sup> day of January, 2016.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC

This instrument was prepared by: Robert L. McGrath, P.C., 520 W. Roosevelt Road, Suite 300, Wheaton, Illinois 60187

Mail to:

Mr. Kevin A. Skalnik, Esq.  
 30 S. Wacker Drive, Suite 1635  
 Chicago, IL 60606

Send Subsequent Tax Bills to:

Cameron and Emilia Arnoldi  
 70 Margate, Unit D-1  
 Schaumburg, IL 60193

REAL ESTATE TRANSFER TAX		05-Feb-2016
COUNTY:		75.00
ILLINOIS:		150.00
TOTAL:		225.00



07-22-402-045-1307 | 20160101665006 | 0-176-132-672

Cook County Clerk's Office

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## LEGAL DESCRIPTION

UNIT NO. 1-10-40-R-D-1 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NO. G1-10-40-R-D-1 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND, BEING A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1977 AND KNOWN AS TRUST NUMBER 22502, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, MARCH 30, 1978 AS DOCUMENT NUMBER 24383272, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS, AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY. TRUSTEE ALSO HEREBY GRANTS TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND TRUSTEE RESERVED TO ITSELF; ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN IN COOK COUNTY, ILLINOIS.

Address commonly known as:  
70 Margate Court Unit D-1  
Schaumburg, IL 60193

PIN#: 07-22-402-045-1307