

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY  
(Individual to Individual)

Doc#. 1608356153 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/23/2016 10:56 AM Pg: 1 of 3

Dec ID 20160301680194  
ST/CO Stamp 1-465-734-720 ST Tax \$340.00 CO Tax \$170.00

MAIL TO:

GARY LUNDEEN

806 E. VERGE RD

ROSELLE, IL 60172

NAME & ADDRESS OF TAXPAYER:

CATHERINE B. FRITZ

1021 ANGELA COURT

SCHAUMBURG, IL 60173

RECORDER'S STAMP

THE GRANTOR(S) NEGEV, LLC, an Illinois Limited Liability Company  
of the Village of Skokie County of Cook State of Illinois

for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS  
and other good and valuable considerations in hand paid,

CONVEY(S) AND WARRANT(S) to CATHERINE B. FRITZ, Unmarried IN Sole Tenancy

(GRANTEES' ADDRESS) 804 Heatherstone

of the Village of Schaumburg County of Cook State of Illinois  
all interest in the following described real estate situated in the County of Cook in the State of Illinois,  
to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

NOTE: If additional space is required for legal - attach on separate  
8-1/2" x 11 sheet, with a minimum of 1/2" clear margin on all sides.

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

Permanent Index Number(s): 07-14-403-019

Property Address: 1021 ANGELA COURT, SCHAUMBURG, ILLINOIS 60173

Dated this 1st day of March, 2016

NEGEV, LLC, an Illinois Limited Liability Company (Seal)

BY: [Signature] (Seal)

ARNOLD UHR, Manager

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX (Seal)

28667 \$ 340.00 (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

Chicago Title 1600405606 (1062) Robin Lwe

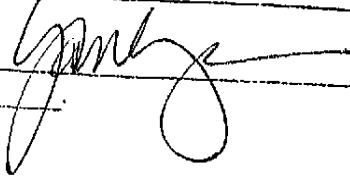
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STATE OF ILLINOIS } ss.  
County of COOK }

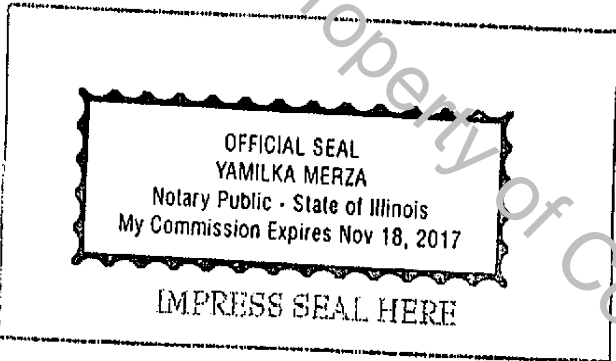
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ARNOLD DBR, Manager of NEXEV, LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is \_\_\_\_\_ subscribed to the forego. \_\_\_\_\_  
appeared before me this day in person, and acknowledged that he \_\_\_\_\_ signed, sealed and \_\_\_\_\_  
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 and notarial seal, this 7th day of March, 2016

My commission expires on 11/18/17



Notary Public



COOK COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Avrum Reifer  
3016 West Sherwin Avenue  
Chicago, Illinois 60645

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4,  
REAL ESTATE TRANSFER ACT  
DATE: \_\_\_\_\_

Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: ( 5 ILCS 5/3-5020) and name and address of the person preparing the instrument: ( 55 ILCS 5/3-5022).

TO

FROM

WARRANTY DEED  
ILLINOIS STATUTORY

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## LEGAL DESCRIPTION

LOT 5 IN BLOCK 1 IN TUSCANY ON THE POND, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 16, 1997 DOCUMENT NO. 97768943, IN THE VILLAGE OF SCHAUMBURG, IN COOK COUNTY, ILLINOIS.

ADDRESS OF REAL ESTATE: 1021 ANGELA COURT,

SCHAUMBURG, ILLINOIS 60173

PERMANENT TAX INDEX NO.: 07-14-403-015

Subject to general real estate taxes for the final installment for the year 2015 and subsequent years; covenants, conditions and restrictions of record; building line as shown on the Plat of Subdivision; easement and provisions for fire lane, driveway and public street, public utilities, and drainage contained in the Plat of Subdivision; party wall rights and easements contained in Document recorded as No. 98243598; Declaration of Covenants, Conditions and Restrictions of Tuscany on the Pond Townhome Association recorded as Document No. 98243598 and all amendments thereto; encroachment of the driveway located mainly on the land over and onto the property, East and adjoining and all matters of survey disclosed by Plat of Survey made by Donald A. Shapiro, dated 05/19/15 Job No. 559194.