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Doc#: 1626450012 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 09/20/2016 07:44 AM Pg: 1 of 3

CAMBRIDGE TITLE COMPANY  
3100 Dundee Road, Suite 906  
Northbrook, IL 60062

161031CL

[The Above Space For Recorder's Use Only]

**WARRANTY DEED**  
Statutory (ILLINOIS)  
(Individual to Individual)

THE GRANTOR, **MICHAEL KRUGMAN**, a married man, of the City of **ARLINGTON HEIGHTS**, County of **COOK**, State of **Illinois**, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, and all other good and valuable consideration in hand paid,

CONVEYs and WARRANTs to

**JM CAPITAL INVESTMENT LLC**  
1427 CHERRY ST, PARK RIDGE, IL 60068

the following described Real Estate situated in the County of **COOK** in the State of **Illinois**, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

**THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE**

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(s): **03-12-300-075-1001, 03-12-300-075-1002, 03-12-300-075-1003, 03-12-300-075-1004, 03-12-300-075-1005, & 03-12-300-075-1006**

Address(es) of Real Estate: **409 INLAND DR, UNITS 12A THROUGH 12F, WHEELING, IL 60090**

Dated this 6th day of September, 2016

*Michael Krugman*  
MICHAEL KRUGMAN



**Real Estate Transfer Approved**  
Initials MB Date 9/8/16  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

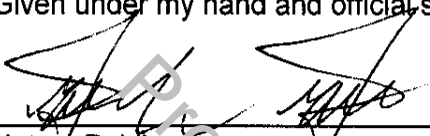
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that,

**MICHAEL KRUGMAN, a married man,**

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/she signed, sealed and delivered the said instrument as his/her 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 official seal, this 6th day of September, 2016

  
\_\_\_\_\_  
Notary Public  
Commission expires October 1, 2016



This instrument was prepared by: BERNARD J. MICHNA, 3100 DUNDEE RD. SUITE 406, NORTHBROOK, IL 60062

Send Subsequent Tax Bills to: JM CAPITAL INVESTMENT LLC, 409 INLAND DR, UNITS 12A THROUGH 12F, WHEELING, IL 60090

MAIL TO: CHRIS KOZIOL  
GARRIN N. MILWAUKEE AVE. CHICAGO IL 60631

### LEGAL DESCRIPTION

PARCEL 1: UNIT NOS. 12A TO 12F IN SPREADING OAKS CONDOMINIUM BUILDING NUMBER 12, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 889.75 FEET EAST AND 270.60 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 62.75 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 42.88 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 62.75 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 10.58 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 6.00 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 21.72 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 6.00 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 10.58 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25882006 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS ALSO

PARCEL A: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS

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AS CREATED BY DEED FROM HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NO. 40554 TO KENNETH E. PIEKUT DATED MARCH 19, 1981 AND RECORDED MARCH 26, 1981 AS DOCUMENT 25819113 INCORPORATING THE TERMS AND PROVISIONS OF THAT CERTAIN 'AGREEMENT TO PROVIDE PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS' RECORDED AS DOCUMENT 25806847 AND EXECUTED BY HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 29, 1980 AND KNOWN AS TRUST NUMBER 40667, LESSEE UNDER THE TERMS AND PROVISIONS OF 'LEASE AGREEMENT' DATED MARCH 1, 1981 AND EVIDENCED BY MEMORANDUM OF LEASE RECORDED MARCH 16, 1981 AS DOCUMENT 25806846, IN COOK COUNTY, ILLINOIS ALSO

PARCEL B: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT AGREEMENT DATED SEPTEMBER 1, 1978 MADE BY AND BETWEEN HARRIS TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 10, 1977 AND KNOWN AS TRUST NO. 38086 AND WHEELING TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 21, 1968 AND KNOWN AS TRUST NOS. 631 AND 632, AND RECORDED OCTOBER 12, 1978 AS DOCUMENT 24666972, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 409 INLAND DR, UNITS 12A THROUGH 12F, WHEELING, IL 60090

Permanent Index No.: 03-12-300-075-1001 (UNIT 12A)  
 03-12-300-075-1002 (UNIT 12B)  
 03-12-300-075-1003 (UNIT 12C)  
 03-12-300-075-1004 (UNIT 12D)  
 03-12-300-075-1005 (UNIT 12E)  
 03-12-300-075-1006 (UNIT 12F)

