

# UNOFFICIAL COPY

17PNW1510588K

## WARRANTY DEED

Statutory (Illinois)  
(Individual)



SK 689

Doc#: 1721515123 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/03/2017 11:31 AM Pg: 1 of 3

Dec ID 20170701699300  
ST/CO Stamp 0-880-301-504 ST Tax \$325.00 CO Tax \$162.50

THE GRANTOR, Jonathan Klemptner, an unmarried man, of the Village of Glenview, County of Cook, State of Illinois, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEEES, Ben Z. Raiber, Anna Raiber and Felix Raiber, 4400 West Lake Avenue, Apt. A300, Glenview, Illinois 60026, not as tenants in common, but as joint tenants with the right of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE RIDER CONTAINING LEGAL DESCRIPTION & SUBJECT TO  
ATTACHED HERETO AS EXHIBIT "A"  
AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This property is not homestead property.

Property Index Number: 04-23-302-017-1003  
Property Address: 1828 Wildberry Drive, Unit C, Glenview, Illinois 60025

DATED this 31st day of July, 2017.

  
Jonathan Klemptner (SEAL)

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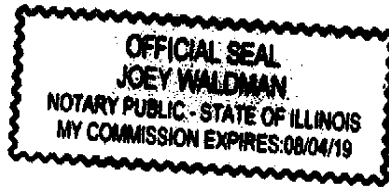
State of Illinois )  
                                  ) SS  
County of Cook     )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Jonathan Klemptner, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 25<sup>th</sup> day of July, 2017.

Joey Waldman  
NOTARY PUBLIC

Property of Cook County Clerk's Office



This instrument prepared by:  
Joey Waldman, Esq.  
Fisher Cohen Waldman Shapiro, LLP  
1247 Waukegan Road, Suite 100  
Glenview, Illinois 60025

After recording, please mail to:  
Alena Jotkus  
Deutsch, Levy & Engel  
225 West Washington Street  
Chicago, Illinois 60608

Mail Subsequent Tax Bills to:  
Ben Raiber, Anna Raiber and Felix Raiber  
1828 Wildberry Drive, Unit C  
Glenview, Illinois 60025

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 5-'C', AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, (HEREINAFTER REFERRED TO AS "PARCEL"):

PART OF BLOCK 2, IN VALLEY LO, UNIT NUMBER 5, BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SAID SURVEY IS ATTACHED AS EXHIBIT "A", TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP, MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED, APRIL 25, 1966, AND KNOWN AS TRUST NUMBER 19407, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21244446; TOGETHER WITH AN UNDIVIDED 18.93 PERCENT INTEREST IN THE SAID PARCEL, (EXCEPT FROM THE SAID PARCEL, ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON, AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DEED, (DOCUMENT NUMBER 21244446, AND AMENDED BY DOCUMENT NUMBER 21282451), FROM THE EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED, APRIL 25, 1966, AND KNOWN AS TRUST NUMBER 19407, TO DONOVAN M. POBANZ AND MARIE J. POBANZ, DATED MAY 18, 1971, AND RECORDED JUNE 11, 1971, AS DOCUMENT NUMBER 21509318, WITH RESPECT TO THAT PORTION OF REAL ESTATE DESCRIBED AS "DRIVEWAY", UPON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 21244446, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1828 WILDBERRY DRIVE, UNIT C, GLENVIEW, ILLINOIS 60025

PROPERTY INDEX NUMBER: 04-23-302-017-1003

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.