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FIRST AMERICAN TITLE
FILE # 2086310
213



WARRANTY DEED



Doc# 1730304019 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/30/2017 09:55 AM PG: 1 OF 4

Property of
Cook County Clerk's Office

THIS INDENTURE, made this 14 day of October 2017, between Scott Nieder, divorced and not since remarried, by his attorney in fact, Jeremy Nieder, POA, GRANTOR an individual residing in the Village of Northbrook, Illinois and Heather Barasch and Keith Pflum, GRANTEES, of _____ Illinois, WITNESSETH, that the Grantor for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the Village of Northbrook, County of Cook and the State of Illinois known and legally described on Exhibit A attached hereto.

* AS TRUSTEE of the Keith P. Pflum Declaration of Trust dated 10/30/01 ~~SALLY SPOKA~~, AS JOINT TENANTS, NOT AS TENANTS IN COMMON

See Exhibit "A" attached hereto and made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or February be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, he WILL WARRANT AND DEFEND, subject to those exceptions listed on Exhibit A attached hereto.

IN WITNESS WHEREOF, said Grantor, Scott Nieder, by his attorney in fact, Jeremy Nieder, POA, has caused his name to be signed to these presents.

Scott Nieder, by his attorney in fact, Jeremy Nieder, POA
Signature of Grantor, Scott Nieder, by his attorney in fact, Jeremy Nieder, POA

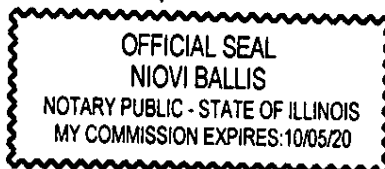
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Scott Nieder, by his attorney in fact, Jeremy Nieder, POA, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14th day of October, 20 17

Niovi Ballis
Notary Public

Affidavit of Title Covenant and Warranty - Individual



FASTDocs 11/2002

SY
P4
SN
SCY
INAB

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Prepared by:

Bruce K. Shapiro, Esq.
Two Northfield Plaza
Suite 201
Northfield, IL 60093

Mail To:

Michael Samuels
720 Osterman Ave. Suite 301
Deerfield, IL 60015

Name and Address of Taxpayer:

Heather Barasch and Keith Pflum
729 Laburnum Dr.
Northbrook, IL 60062

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Exhibit "A" – Legal Description



PARCEL 1:
LOT 18 IN BRANDESS SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND THE PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER OUT LOT A AND PRIVATE ROADS KNOWN AS LABURNUM DRIVE AND/OR LABURNUM COURT ALSO KNOWN AS OUTLOT-B AS CREATED BY DECLARATION EXECUTED BY FIRST AMERICAN BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1988 KNOWN AS TRUST NUMBER F88-148 RECORDED JUNE 29, 1989 AS DOCUMENT 89298409.

Note: For informational purposes only, the land is known as:
729 Laburnum Drive, Northbrook, IL 60062

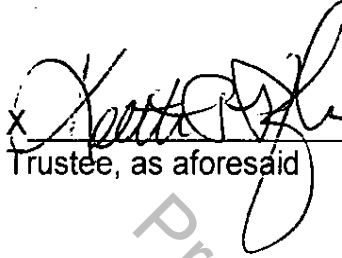
PIN #: 04-05-315-018-0000

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REAL ESTATE TRANSFER TAX		25-Oct-2017
	COUNTY:	220.00
	ILLINOIS:	440.00
	TOTAL:	660.00
04-05-315-018-0000	20171001641320	0-403-046-336

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The Foregoing transfer of title/conveyance is hereby accepted by Keith P Pflum, as Trustee of the Keith P Pflum Declaration of Trust under trust agreement dated October 23, 2017.

X  TRUSTEE 10-23-17
Trustee, as aforesaid

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