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1814218098

WARRANTY DEED

Illinois Statutory

Doc# 1814218098 Fee \$42.00

AFTER RECORDING MAIL TO:

~~Dave Schlueter
Attorney at Law
401 W Irving Park Road
Itasca, IL 60143~~

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/22/2018 02:41 PM PG: 1 OF 3

NAME AND ADDRESS OF TAXPAYER:

Kenneth ~~Dittenbenner~~ Dittenbenner
21 Kristin Drive, Unit 123
Schaumburg, IL 60195

THE GRANTORS, Angela L. Moca, a single woman, of Schaumburg, Illinois, for and in consideration of TEN and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to KENNETH DITTENBENNER, of 955 Charlela, Unit 111, Elk Grove, Village, Illinois, GRANTEE, interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

E. Dittenbenner / A single man

See Legal Description attached hereto as Exhibit A

PIN: 07-10-101-038-1021

HTC 1853818

Commonly known as: 21 Kristin Drive, Unit 123, Schaumburg, IL 60195

SUBJECT TO: (1) public and utility easements which do not underlie the existing improvements, and roads and highways, if any; (2) covenants, conditions and restrictions of record, provided they are not violated by the existing improvements or the present use thereof and provided further that they do not contain a reverter or right of re-entry; (3) zoning and building laws, building lines, use and occupancy restrictions, provided they are not violated by existing improvements or the present use thereof; (4) drainage tiles, ditches, feeders and laterals, if any; and (5) general real estate taxes not yet due.

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

DATED this 18 day of April, 2018.

Angela L. Moca

(SEAL)

SD 4-23-18
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
33991 \$ 111.00

REAL ESTATE TRANSFER TAX
COUNTY: 22-May-2018 55.50
ILLINOIS: 111.00
TOTAL: 166.50
07-10-101-038-1021 | 20180401641929 | 0-938-089-760

B

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STATE OF ILLINOIS)
) SS
COUNTY OF)

I, the undersigned, a Notary Public, in and for the County and STATE aforesaid, DO HEREBY CERTIFY, that Angela L. Moca, a single woman, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such, they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16th day of April, 2018.


Notary Public



Impress Seal Here

NAME AND ADDRESS OF PREPARER:
Heather B. Kroencke
ZANCK, COEN, WRIGHT & SALADIN, P.C.
40 Brink Street
Crystal Lake, IL 60014
(815) 459-8800

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5021).

Mail to:
HERITAGE TITLE COMPANY
4405 THREE OAKS ROAD
CRYSTAL LAKE, IL 60014

Property of Cook County Clerk's Office

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File No: 1853818M

EXHIBIT "A"**PARCEL 1:**

UNIT NUMBER 123 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS; ALSO EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-297 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702615055.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 2S-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702615055.

PARCEL 4:

EASEMENTS FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT NO. 0702615054, BY AND BETWEEN 21 KRISTIN DRIVE DEVELOPERS, LLC AND 24 KRISTIN COMMERCIAL, LLC.

Pin: 07-10-101-038-1021

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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