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WARRANTY DEED

Doc#: 1818704073 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/06/2018 10:37 AM Pg: 1 of 3

Dec ID 20180601615581

ST/CO Stamp 1-459-825-440 ST Tax \$315.00 CO Tax \$157.50

The Grantor, **JAMES FERGUS**, of the City of Arlington Heights, County of Cook, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to **KAREN S. STERN** the following described real estate situated in the County of Cook and the State of Illinois, to wit:

① 167 1801531004PM
LOT 41 IN BLOCK 4 IN BERKLEY SQUARE UNIT NO. 6, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 1967 AS DOCUMENT NO. 20231041, IN COOK COUNTY, ILLINOIS.


Subject only to the following, if any: 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, and general real estate taxes not due and payable at the time of Closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

Dated this 29 day of June, 2018.

PIN: 03-18-209-017-0000

COMMONLY KNOWN AS: 2611 N. Chestnut Ave, Arlington Heights, IL 60004



JAMES FERGUS

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This Instrument Prepared By:

Ryan Schaeffges
Law Offices of Ryan Schaeffges, P.C.
851 Seton Ct, Suite 1A
Wheeling, IL 60090

Send subsequent tax bills to:

Karen S. Stern
2611 W. Chestnut Ave
Arlington Heights, IL 60004

MAIL TO:

A. Trawb and Associates
1114 W. Arlington Heights Rd #202
Arlington Heights, IL 60004

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

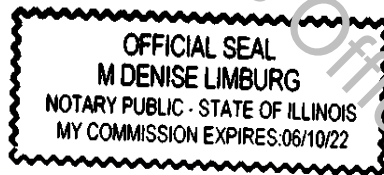
I, the undersigned, a Notary Public, in and for said County in the State aforesaid, do hereby certify that, **JAMES FENCUS**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as their own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 26 day of June, 2018.

M. Denise Limburg
Notary Public

My commission expires:

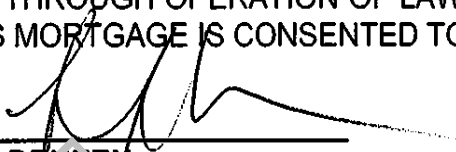
6-10-22



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WAIVER OF HOMESTEAD RIGHTS

THE UNDERSIGNED, JENNIFER DENEEN, BEING THE SPOUSE OF THE MORTGAGOR, HEREBY WAIVES ALL PRESENT OR FUTURE INTEREST, RIGHT AND TITLE WHICH HE/SHE MAY CURRENTLY POSSESS OR ACQUIRE IN THE FUTURE IN THE PROPERTY WHICH IS THE SUBJECT OF THIS MORTGAGE ARISING OUT OF HIS/HER HOMESTEAD RIGHTS, MARITAL PROPERTY RIGHTS, CURTESY OR DOWER. IF ANY PROPERTY INTEREST IS CREATED THROUGH OPERATION OF LAW OR OTHERWISE, THE UNDERSIGNED, AGREES THAT THIS MORTGAGE IS CONSENTED TO AND IS VALID AS TO THE ENTIRE PARCEL.



JENNIFER DENEEN

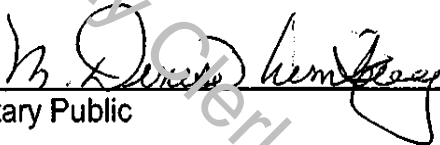
STATE OF ILLINOIS

SS:

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that, **JENNIFER DENEEN**, is 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 they signed and delivered such instrument as their own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 26 day of June, 2018.



Notary Public

My commission expires:

6-10-22

