

# UNOFFICIAL COPY

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01126-62583

## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Doc#: 1912133024 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/01/2019 09:23 AM Pg: 1 of 4

Dec ID 20190401648396  
ST/CO Stamp 1-432-255-392 ST Tax \$199.00 CO Tax \$99.50

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

THE GRANTOR(S), Melissa Rivera, a single woman, of the City of Schaumburg, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to Zachary N. Frankel, AN UNMARRIED of CHICAGO, IL of the county of COOK the State of Illinois, the following described Real Estate: PERSON

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

COMMONLY KNOWN AS: 1751 Heron Ave, Unit A, Schaumburg IL 60193 - grantee address

**SUBJECT TO:** The general taxes for the year of 2018 and thereafter, to all instruments, covenants, restrictions, condition and easements of record.



Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Address: 1751 Heron Ave Unit A Schaumburg, IL 60193

PIN: 07323010331178

**THIS IS NOT HOMESTEAD PROPERTY.**

167 4-23-19  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
36310 199.00

REAL ESTATE TRANSFER TAX		30-Apr-2019
	COUNTY:	99.50
	ILLINOIS:	199.00
	TOTAL:	298.50
07-32-301-033-1178   20190401648396   1-432-255-392		

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DATED this 11th day of April, 2019

Melissa Rivera (SEAL)  
Melissa Rivera

\_\_\_\_\_ (SEAL)

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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Melissa Rivera, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 12<sup>th</sup> day of April, 20 19.

*Stephanie Garces*  
NOTARY PUBLIC



PREPARED BY:  
Stephanie A. Garces  
121 S. Wilke Road, Suite 301  
Arlington Heights, IL, 60005

MAIL TO:  
JOEL MILLER  
820 W. JACKSON BLVD #650  
CHICAGO, IL 60607

SEND SUBSEQUENT TAX BILLS TO:  
Zachary N. Frankel  
1751 Heron Ave Unit A  
Schaumburg, IL 60193

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## **Exhibit A - Legal Description**

UNIT NUMBER 51-A-1751-A IN BRIAR POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BRIAR POINTE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 11, 1995, AS DOCUMENT 95020876 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, SITUATED IN COOK COUNTY, ILLINOIS.

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