

UNOFFICIAL COPY

Doc#. 2005515157 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/24/2020 12:16 PM Pg: 1 of 3

WARRANTY DEED Statutory (Illinois)

Dec ID 20200201621457

Mail to:

KENNETH FROH
12 OAK CREEK #1218
BUFFALO GROVE, IL
60008

Name and Address of Taxpayer:

KENNETH FROH
12 OAK CREEK #1218
BUFFALO GROVE, IL
60008

THE GRANTOR(S), **DAVID FROH AND PENNY FROH, AS JOINT TENANTS**, for and in consideration of TEN AND NO/00 DOLLARS, and other good and valuable consideration in hand paid CONVEY(S) and WARRANT(S) to **KENNETH FROH, A SINGLE MAN**,

of the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 1218, IN THE ARBORS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; PART OF LOT "C" IN BUFFALO GROVE UNIT NUMBER 7, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST 700 FEET OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT 25401557 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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. Subject to covenants, conditions and restrictions of record and real estate taxes for the first installment 2019 and subsequent years.

PERMANENT INDEX NUMBER:
ADDRESS OF REAL ESTATE:

03-04-300-028-1308
12 Oak Creek, Unit 1218, Buffalo Grove, IL 60008

DATED this 11th day of February, 2020

David Froh (SEAL)
David Froh

Penny Froh (SEAL)
Penny Froh

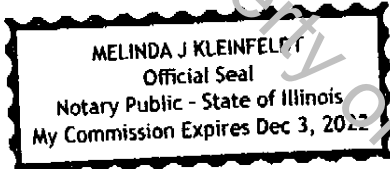
THIS INSTRUMENT WAS PREPARED BY: Floss Law, LLC 1200 Shermer Rd, Ste 206, Northbrook, IL 60062

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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 David Froh and Penny Froh are 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, including the release and waiver of the right of homestead.

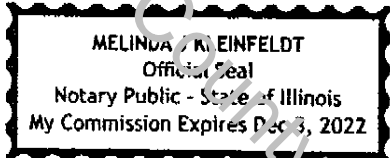
GIVEN UNDER MY HAND AND OFFICIAL SEAL this 11th day of February, 2020.



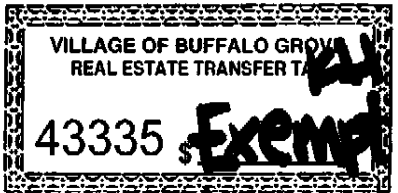
Melinda J. Kleinfeldt

Commission expires: 12/3/2022

IMPRESS SEAL HERE:



COUNTY/ILLINOIS TRANSFER STAMPS



Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 2/16, 20

SIGNATURE: *Penny Froh*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

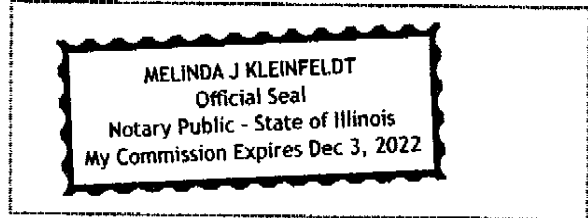
Melinda J Kleinfelddt

By the said (Name of Grantor): *David & Penny Froh*

AFFIX NOTARY STAMP BELOW

On this date of: 2/11/20

NOTARY SIGNATURE: *Melinda Kleinfelddt*



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 2/16, 20

SIGNATURE: *Kenneth Froh*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

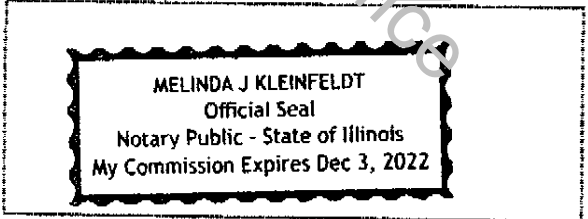
Melinda J Kleinfelddt

By the said (Name of Grantee): *David & Kenneth Froh*

AFFIX NOTARY STAMP BELOW

On this date of: 02/11/20

NOTARY SIGNATURE: *Melinda J Kleinfelddt*



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)