

# UNOFFICIAL COPY

Doc#: 2010120135 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/10/2020 10:31 AM Pg: 1 of 3

Dec ID 20200301647910  
ST/CO Stamp 0-836-255-968 ST Tax \$237.50 CO Tax \$118.75

## WARRANTY DEED

Return To:  
Edwin Shapiro  
Attorney at Law  
1111 Plaza Drive #570  
Schaumburg, IL 60173

Send Subsequent Tax Bills To:  
Rachel M. Fersten  
2007 Silver Lake Road  
Arlington Heights, Illinois 60004

**THE GRANTOR(S)**, JEFFREY M. POTNICK, a single person,

of the Village of Arlington Heights, County of Cook, State of Illinois, for an in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Convey(s)** and **Warrant(s)** to

RACHEL M. FERSTEN,

of 921 Wilmot Road, Deerfield, Illinois, the following described Real Estate, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

**Subject to:** General real estate taxes for the year 2019 and subsequent years, covenants, conditions, and restrictions of record, building lines and easements, if any.

Situated in the Village of Arlington Heights, County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**Permanent Tax Identification No.(s):** 03-16-411-012-1019

**Property Address:** 2007 N. Silver Lake Road, Arlington Heights, IL 60004

Dated this 27<sup>th</sup> day of MARCH, 2020.

\_\_\_\_\_  
SEAL Jeffrey M. Potnick SEAL  
\_\_\_\_\_  
JEFFREY M. POTNICK

CT 1/2

2020301647910

196NW15706ZRM

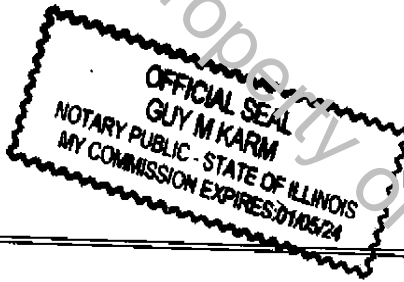
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State of Illinois )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that

JEFFREY M. POTNICK,

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 \_\_\_\_\_ Seal, this 21<sup>st</sup>

day of MARCH, 2020

*[Handwritten Signature]*

Notary Public

Affix Transfer Stamps Above

or

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph \_\_\_\_\_, Section 4 of said Act.

\_\_\_\_\_  
Buyer, Seller or Representative

Date: \_\_\_\_\_, 20\_\_\_\_

**This instrument prepared by:**

GUY M. KARM, Attorney at Law  
750 W. Northwest Highway  
Arlington Heights, Illinois 60004

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## LEGAL DESCRIPTION

**Legal Description:**

UNIT 1-3 IN GALENA AT LAKE ARLINGTON TOWNE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 IN LAKE ARLINGTON TOWNE UNIT 7, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 11, 1992 AS DOCUMENT 92938309 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**Property Address:** 2007 N. Silver Lake Road  
Arlington Heights, Illinois 60004

**Permanent Index No.:** 03-16-411-012-1019