UNOFFICIAL COPY

PREPARED BY:

Matthew Howeth Wifler Law Group, PC 103 W. Gilmer Road Hawthorn Woods, IL 60047

MAIL TAX BILL TO:

Susan Rifken 2551 E. Hunter Dr., Unit 2-2, Arlington Heights, IL 60004-7270

MAIL RECORDED DEED TO:

Doc#. 2028207318 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 10/08/2020 12:38 PM Pg: 1 of 2

Dec ID 20200701643613

ST/CO Stamp 2-098-778-592 ST Tax \$248.00 CO Tax \$124.00

(G) 206NW 119191816

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Nancy J. Braup, a single woman, of the City of Arlington Heights, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Susan Rifken, a single woman, of Arlington Heights, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 2-2 IN LOFTS AT LAKE ARLINGTON TOWNE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LAKE ARLINGTON TOWNE UNIT 6 SUBDIVISION AND PART OF LAKE ARLINGTON TOWNE UNIT 1 SUBDIVISION, BOTH BEING SUBDIVISIONS IN THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87156662, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 87137828 IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-16-411-009-1006

Property Address: 2551 E. Hunter Dr., Unit 2-2, Arlington Heights, IL 60004-7270

Subject to terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs, or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

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Dated this 3	day of	July	 -	
	·)	Mana (Sha)
				Nancy J. Braun

STATE OF	Illinois		
)	SS
COUNTY OF	Lake)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nancy J. Braun, 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, including the release and waiver of the right of homestead.

Given under my ha id and notarial seal, this

MAGE: PHIS

(Physical Netary Public - viate of Illinois Mages Jan 23, 2021