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Doc# 2101222038 Fee \$88.00

HSP FEE: \$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2021 01:50 PM PG: 1 OF 4

THIS DOCUMENT PREPARED BY:

Michael A. Koenig., Esq.
21660 W. Field Parkway, Suite 118
Deer Park, IL 60010

AFTER RECORDING RETURN TO:

Michael A. Koenig., Esq.
21660 W. Field Parkway, Suite 118
Deer Park, IL 60010

SEND FUTURE TAX BILLS TO:

KFI Residential, LLC
c/o Capital 7, LLC
21660 W. Field Parkway, #118
Deer Park, IL 60010

WARRANTY DEED

Tenants by the Entirety

The GRANTOR, **Anthony L. Fumarolo and Jennifer L. Fumarolo, as Husband and Wife, as Joint Tenants**, of Inverness, Illinois, hereinafter referred to as Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants all of Grantor's right, title and interest to **KFI RESIDENTIAL, LLC, an Illinois limited liability company**, hereinafter referred to as Grantee, in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 47 IN ARTHUR T. MCINTOSH AND COMPANY'S LAKE INVERNESS, A SUBDIVISION OF PARTS OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1977 AS DOCUMENT 23805188, IN COOK COUNTY, ILLINOIS.

Parcel Number: 02-29-200-006-0000

Commonly known as: 1886 CLOVER DRIVE, INVERNESS, IL 60067

TOGETHER WITH all of the improvements, tenements, and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith; PROVIDED, HOWEVER, that this conveyance is made and accepted SUBJECT TO the following: (a) general real estate taxes not due and payable; (b) building lines and building restrictions of records, zoning and building laws and ordinances; (c) public and utility easements; (d) covenants and restrictions of record; (e) party wall rights and agreements, if any.

REAL ESTATE TRANSFER TAX

12-Jan-2021



COUNTY:	450.00
ILLINOIS:	900.00
TOTAL:	1,350.00

02-29-200-006-0000


| 20201201694996 |


1-124-053-008

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Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

EXECUTED as of this 31st day of December, 2020.

By: 
Name: Anthony L. Fumarolo

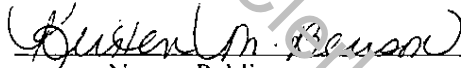
By: 
Name: Jennifer L. Fumarolo

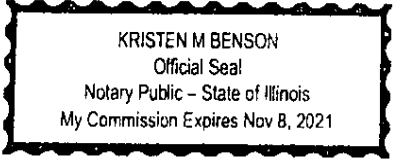
Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 31st day of December, 2020, before me, the undersigned Notary Public in and for said County in the State aforesaid, appeared before me ANTHONY L. FUMAROLO and JENNIFER L. FUMAROLO, personally known to me, and acknowledged that they signed the foregoing instrument as their free and voluntary act.

GIVEN under my hand and Notarial seal this 31st day of December, 2020.


Notary Public



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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: 12 | 31 | 2020

SIGNATURE: [Signature]
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: Kristen M. Benson

By the said (Name of Grantor): ANTHONY L. FUMAROU

On this date of: 12 | 31 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 12 | 31 | 2020

SIGNATURE: [Signature] **MANAGER OF**
GRANTEE or AGENT **KFI RESIDENTIAL, LLC**

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: Kristen M. Benson

By the said (Name of Grantee): MICHAEL A. KOENIG

On this date of: 12 | 31 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)

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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: 12 | 31 | 2020

SIGNATURE: *Jennifer L. Fumagalli*
GRANTOR or AGENT

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

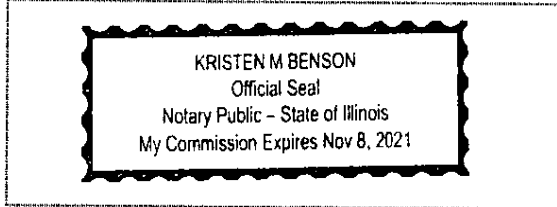
Subscribed and sworn to before me, Name of Notary Public: Kristen M. Benson

By the said (Name of Grantor): JENNIFER L. FUMAGALLI

On this date of: 12 | 31 | 2020

NOTARY SIGNATURE: *Kristen M. Benson*

AFFIX NOTARY STAMP BELOW



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: 12 | 31 | 2020

SIGNATURE: *M. A. Koenig* **MANAGER OF**
GRANTEE or AGENT **KFI RESIDENTIAL, LLC**

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: Kristen M. Benson

By the said (Name of Grantee): MICHAEL A. KOENIG

On this date of: 12 | 31 | 2020

NOTARY SIGNATURE: *Kristen M. Benson*

AFFIX NOTARY STAMP BELOW



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.

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