



Doc# 2118908082 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/08/2021 11:26 AM PG: 1 OF 4

Commitment Number: IL21103873BAPW

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605. File Number: IL21103873BAPW.

Record and Return To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 101
Coraopolis, PA 15108

Mail Tax Statements To: Amy Blumenthal and Eric Blumenthal: 1314 Longacre Ln., Wheeling, IL 60090

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03-15-410-037-1082

GENERAL WARRANTY DEED

Exempt: Section 35 ILCS 200/31-45(e): consideration less than \$100

Amy Blumenthal, who acquired title as AMY H. FELTY, now married, hereinafter grantor, whose tax-mailing address is 1314 Longacre Ln., Wheeling, IL 60090, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to Amy Blumenthal and Eric Blumenthal, wife and husband, hereinafter grantees, whose tax mailing address is 1314 Longacre Ln., Wheeling, IL 60090, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT: LOT 14-4 IN POLO RUN CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF PART OF POLO RUN UNIT 1, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS

REAL ESTATE TRANSFER TAX

08-Jul-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

03-15-410-037-1082 | 20210601665233 | 1-458-691-344



Real Estate Transfer Approved

Initials MB Date 7/7/21
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

UNOFFICIAL COPY

EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY PULTE HOME CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 11, 1986 AS DOCUMENT NO. 86290226 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME. Tax ID: 03-15-410-037-1082
Property Address is: 1314 Longacre Ln., Wheeling, IL 60090

Prior instrument reference: 0535440139

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

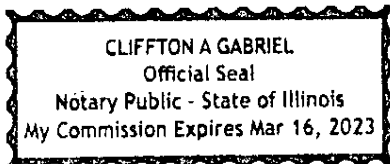
Executed by the undersigned on May 26, 2021:

Amy Blumenthal
Amy Blumenthal

STATE OF IL
COUNTY OF Lake

The foregoing instrument was acknowledged before me on May 26, 2021 by **Amy Blumenthal**, who is personally known to me or has produced D.L. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Clifton A. Gabriel
Notary Public



UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 26 May 2021


Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

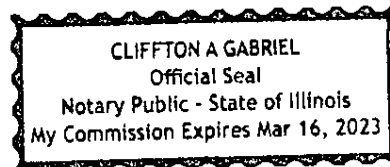
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 title to real estate under the laws of the State of Illinois.

Dated May 26, 2021

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Amy Blumenthal
this 26th day of May,
2021.



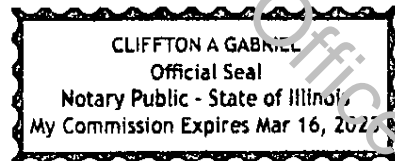
NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 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.

Date May 26, 2021

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Amy Blumenthal
This 26th day of May,
2021.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)