

# UNOFFICIAL COPY

21NW7147523NSD

GENERAL WARRANTY DEED  
Statutory (ILLINOIS)

Doc#: 2218021283 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/29/2022 09:56 AM Pg: 1 of 3

Dec ID 20220401689190  
ST/CO Stamp 1-135-497-296 ST Tax \$131.00 CO Tax \$65.50

THIS DOCUMENT PREPARED BY:

Vasili Liosatos  
Kovitz Shifrin Nesbit  
55 West Monroe, Ste. 2445  
Chicago, Illinois 60603

FOR RECORDER'S USE ONLY

ABOVE SPACE FOR RECORDER'S USE

THIS GENERAL WARRANTY DEED is made as of this 10th day of March 2022 by Thomas Groh, a single person ("Grantor"), having an address of 21 Kristin Dr, Unit 125, Schaumburg, IL 60195, to 21 Kristin Drive Owner LLC, a Delaware limited liability company ("Grantee"), having an address of c/o Taft Stettinius & Hollister LLP 111 E. Wacker Drive, Suite 2800, Chicago, IL 60601, Attention: Kathryn Kovitz Arnold.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the Village of Schaumburg, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address: 21 Kristin Drive, Unit 125, Schaumburg, IL 60195  
Parcel Identification Number (PIN): 07-10-101-038-1025

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances, 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 the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2021 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises.

This is homestead property.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this General Warranty Deed the day and year first above written.

Grantor:

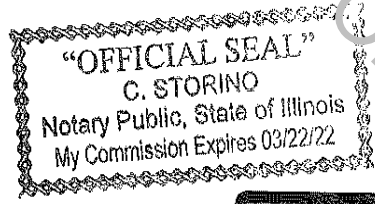
Thomas Groh  
Thomas Groh

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Thomas Groh**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

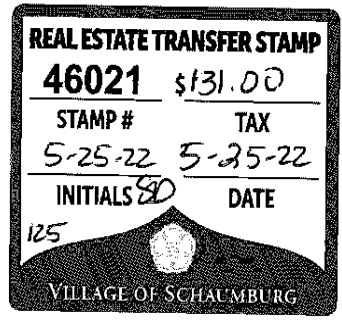
Given under my hand and notarial seal this 10th day of March, 2022.

[Signature]  
NOTARY PUBLIC  
My commission expires: 3/22/22



REAL ESTATE TRANSFER TAX		10-Jun-2022
COUNTY:		65.50
ILLINOIS:		131.00
TOTAL:		196.50

07-10-101-038-1023 | 20220401689190 | 1-135-497-296



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 125 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS;

ALSO EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DRIVE DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-296, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702615055.

THE LAND IS COMMONLY KNOWN AS:

21 Kristin Drive, Unit 125, Schaumburg, IL 60195

07-10-101-038-1023

MAIL AFTER RECORDING TO:

Kathryn Kovitz Arnold, Esq.  
Taft Stettinius & Hollister LLP  
111 East Wacker Drive, Suite 2800  
Chicago, Illinois 60601

MAIL TAX BILLS TO:

21 Kristin Drive Owner LLC, a  
Delaware limited liability company  
c/o Kathryn Kovitz Arnold, Esq.  
Taft Stettinius & Hollister LLP  
111 East Wacker Drive, Suite 2800  
Chicago, Illinois 60601