

# UNOFFICIAL COPY

## ILLINOIS STATUTORY WARRANTY DEED

THE GRANTOR(S), **Kirk Gramarossa, a single person, and Jennifer Lohnstein, a single person, as tenants in common**

of the Village of Hoffman Estates, in the County of Cook, and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

CONVEY(S) and WARRANT(S) to

**Ryuji Yatomi and Apryl Wytche, husband and wife,**

whose address is: 747 Daybreak Lane, Carol Stream  
~~Minneapolis, MN 55419~~ IL 60188

not as tenants in common and not as joint tenants, but as TENANTS BY THE ENTIRETY, the following described real estate, to-wit:

### SEE ATTACHED LEGAL DESCRIPTION

#### SUBJECT TO:


1. General real estate taxes not due and payable at the time of closing.
2. Covenants, conditions, and restrictions of record.
3. Building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.


situated in the Village of Hoffman Estates, 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): 07-08-300-213-0000**

**Property Address: 1682 Pebble Beach Drive, Hoffman Estates, Illinois 60169**

DATED this 20 day of April, 2009.

  
Kirk Gramarossa

  
Jennifer Lohnstein



Doc#: 0912605075 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/06/2009 10:57 AM Pg: 1 of 5

First American Title  
Order 1518885

2063

5c

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STATE TAX

STATE OF ILLINOIS

APR. 30.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000061356

REAL ESTATE TRANSFER TAX
00250.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

APR. 30.09

REVENUE STAMP

# 0000061569

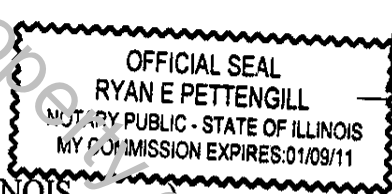
REAL ESTATE TRANSFER TAX
00125.00
FP 103028

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STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that KIRK GRAMAROSSA 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 20th day of April, 2009.

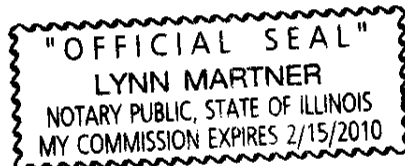


*[Signature]*  
 Notary Public

STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF KENDALL    )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that JENNIFER LOHNSTEIN 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 she signed, sealed and delivered the said instrument as her 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 10th day of April, 2009.



*[Signature]*  
 Notary Public

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PREPARED BY:

Peter N. Metrou, Esq.  
 Metrou & Associates  
 123 Washington Street  
 Suite 216  
 Oswego, Illinois 60543

SEND SUBSEQUENT TAX BILLS TO:

Ryuji Yatomi & Apryl Wythe  
 1682 Pebble Beach Dr.  
 Hoffman Estates, Illinois 60169

RETURN TO:

Mr. Allen Gabe  
 Attorney at Law  
 1834 Walden Office Square, Ste. 500  
 Schaumburg, Illinois 60173

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## PARCEL ONE:

THAT PART OF LOT 24 OF POPLAR CREEK CLUB HOMES, UNIT 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE SOUTH 89 DEGREES 56 MINUTES 03 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 9.40 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 57 SECONDS EAST, A DISTANCE OF 18.19 FEET, TO AN EXTERIOR CORNER OF A CONCRETE FOUNDATION; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION WALL, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.02 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.67 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.70 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.81 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.52 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.67 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.66 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.66 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.02 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.66 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.68 FEET, TO AN EXTERIOR CORNER OF SAID FOUNDATION FOR THE POINT OF BEGINNING; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.68 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.05 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.68 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.59 FEET, TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 0.51 FEET, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1682 AND 1680; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 48.23 FEET, TO A POINT OF INTERSECTION WITH THE EXTERIOR SURFACE OF SAID FOUNDATION; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.86 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.29 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.22 FEET; THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.72 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 0.44 FEET, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1682 AND 1684; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 31.92 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF A PART OF THE WESTERLY EXTERIOR SURFACE OF SAID FOUNDATION; THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 0.48 FEET TO THE POINT OF BEGINNING, IN POPLAR CREEK CLUB HOMES, UNIT 2, BEING A SUBDIVISION IN

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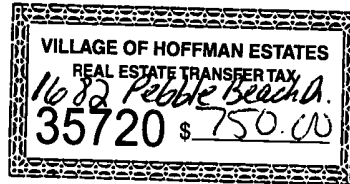
PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1985 AS DOCUMENT 85-019087, IN COOK COUNTY, ILLINOIS.

**PARCEL TWO:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED TO THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT RECORDED NOVEMBER 14, 1984, AS DOCUMENT 27336477, AND ANY AMENDMENTS THERETO.

Note: For informational purposes only, the land is known as:

1682 Pebble Beach Drive  
Hoffman Estates, IL 60169



Property of Cook County Clerk's Office