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Warranty DEED
ILLINOIS STATUTORY



Doc#: 1526150014 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2015 07:38 AM Pg: 1 of 5

Property of Cook County Clerk's Office

THE GRANTOR(S), ^{A A MARRIED MAN*} Larry A. Grossman, of the City of Skokie, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Janice Kaplan (GRANTEE'S ADDRESS) 120 Cornell Court, Glenview, IL 60026 of the County of Cook, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

* THIS DOES NOT CONSTITUTE HOMESTEAD PROPERTY

SUBJECT TO:

Covenants, conditions and restrictions of record, General taxes for the year 2015 and subsequent years.

Permanent Real Estate Index Number(s): 10-16-204-033-1042
Address(es) of Real Estate: 9242 Gross Point Road, Unit 406, Skokie, IL 60077

Dated this 7th day of September, 2015.

Larry A. Grossman

Return to:
PROPER TITLE, LLC
400 Skokie Blvd Ste. 380
Northbrook, IL 60062

COPIES 02892

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN:	10-16-204-033-1042
ADDRESS:	9242 Gross Pt Rd
	#406 \$675.00
5138	9/15 SC

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Larry A. Grossman, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 hand and official seal, this 4th day of September, 2015.



Karen A. Webb (Notary Public)

Prepared By: Dean J Lurie
1 E Wacker Drive, Suite 2610
Chicago, IL 60601

~~Mail To:~~
Yelena R. Shvartsman, Esq.
400 Skokie Blvd. #220
Northbrook, IL 60062

Name & Address of Taxpayer:
Janice Kaplan
120 Cornell Court
Glenview, IL 60026

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DEAN J. LURIE

As an Agent for Fidelity National Title Insurance Company
1 EAST WACKER DRIVE SUITE 2610 CHICAGO, IL 60601

Commitment Number: PT15_02892AA2

SCHEDULE C

PROPERTY DESCRIPTION

Property commonly known as:
9242 GROSS POINT ROAD UNIT 406
SKOKIE, IL 60077
Cook County

The land referred to in this Commitment is described as follows:

UNIT NUMBER A-406, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH ON EAST LINE OF SAID SECTION 9.91 CHAINS TO CENTER OF GROSS POINT ROAD; THENCE SOUTH 43.5 DEGREES WEST ON CENTER OF SAID ROAD 3.74 CHAINS TO A POINT BEING A PLACE OF BEGINNING; THENCE NORTH 26 DEGREES WEST 25.77 CHAINS TO A POINT IN THE SOUTH LINE OF LAND OWNED BY PHILLIPP WELLE, SAID POINT BEING 14.40 CHAINS WEST OF THE EAST LINE OF SAID SECTION 16; THENCE WEST ALONG THE SOUTH LINE OF SAID PHILLIPP WELLE'S LAND TO THE EAST LINE OF THE WEST 7 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16 AFORESAID; THENCE SOUTH ALONG SAID LAST MENTIONED LINE 6.26 CHAINS; THENCE SOUTH 36 DEGREES EAST, 23.41 CHAINS TO CENTER OF ROAD; THENCE NORTHEASTERLY ALONG CENTER OF ROAD TO A POINT 4.06 CHAINS SOUTH WEST OF THE INTERSECTION OF THE CENTER LINE OF GROSS POINT ROAD AND EAST LINE OF SAID SECTION 16 AND MEASURED ALONG THE CENTER LINE OF SAID GROSS POINT ROAD; THENCE NORTH EAST 21.12 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF LYING WEST OF THE EAST LINE OF LAMON AVENUE EXTENDED NORTH, ALSO EXCEPT THAT PART LYING SOUTHEASTERLY OF A LINE DRAWN AT 90 DEGREES TO THE NORTHEASTERLY LINE OF SAID PROPERTY AT A POINT 279.20 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID PROPERTY AND EXCEPT ALSO THAT PART LYING NORTHWESTERLY OF A LINE DRAWN FROM THE NORTHEASTERLY LINE OF SAID PROPERTY AT A POINT 554.20 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER THEREOF, SAID LINE FORMING AN INTERIOR ANGLE OF 82 DEGREES 16 MINUTES 40 SECONDS WITH SAID NORTHEASTERLY LINE) ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH EAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH ON THE EAST LINE OF SAID SECTION 9.91 CHAINS TO THE CENTER OF GROSS POINT ROAD; THENCE SOUTH 43.5 DEGREES WEST ON THE CENTER OF SAID ROAD 3.74 CHAINS; THENCE NORTH 26 DEGREES WEST, ALONG A LINE WHICH INTERSECTS THE SOUTH LINE OF THE LAND OWNED BY PHILLIPP WELLS AT A POINT 14.40 CHAINS WEST OF THE EAST LINE OF SAID SECTION 16, FOR A DISTANCE OF 554.20 FEET; THENCE SOUTH WEST, ALONG A LINE WHICH FORMS WITH THE LAST DESCRIBED COURSE AN ANGLE OF 97 DEGREES 43 MINUTES 20 SECONDS FROM SOUTH EAST TO SOUTH WEST, FOR A DISTANCE OF 133.98 FEET; THENCE SOUTH EAST ALONG A LINE WHICH FORMS, WITH THE LAST DESCRIBED COURSE AN ANGLE OF 88 DEGREES 59 MINUTES 30

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DEAN J. LURIE

As an Agent for Ticor Title Insurance Company

1 EAST WACKER DRIVE SUITE 2610 CHICAGO, IL 60601

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SCHEDULE C

(Continued)

SECONDS FROM NORTH EAST TO SOUTH EAST, 55.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE 94.15 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 45 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE, 7.07 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 135 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE, 18.15 FEET THENCE SOUTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 282 DEGREES 28 MINUTES WITH THE LAST DESCRIBED COURSE, 53.51 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 93 DEGREES 14 MINUTES 20 SECONDS WITH THE LAST DESCRIBED COURSE, 44.04 FEET TO A POINT 45.00 FEET EASTERLY OF AND PARALLEL TO THE EAST LINE OF LAMON STREET EXTENDED NORTH; THENCE NORTHERLY ALONG SAID LINE 45.00 FEET EASTERLY 71.96 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 110 DEGREES 57 MINUTES WITH THE LAST DESCRIBED COURSE, 28.68 FEET; THENCE SOUTHEASTERLY AT 90 DEGREES TO THE LAST DESCRIBED COURSE 27.00 FEET; THENCE NORTHEASTERLY AT 90 DEGREES TO THE LAST DESCRIBED COURSE 14.71 FEET, TO THE POINT OF BEGINNING, WHICH SAID SURVEY IS ATTACHED AS EXHIBIT 'A' TO A CTN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT

DATED NOVEMBER 20, 1972 AND KNOWN AS TRUST NUMBER 77875 AND RECORDED IN THE OFFICE OF

THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23286211; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY)

PARCEL 2:

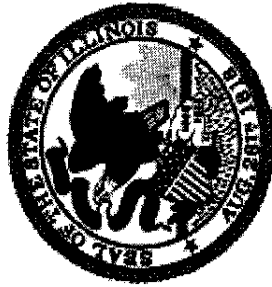
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION AND GRANT OF EASEMENTS RECORDED AS DOCUMENT 23284854 AS AMENDED BY DOCUMENT NUMBER 23286210 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 20, 1972 AND KNOWN AS TRUST NUMBER 77875 TO SAM BOGOUN DATED SEPTEMBER 12, 1975 AND RECORDED NOVEMBER 14, 1975 AS DOCUMENT 23293330, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 10-16-204-033-1042

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REAL ESTATE TRANSFER TAX

10-Sep-2015



COUNTY:

112.50

ILLINOIS:

225.00

TOTAL:

337.50

10-16-204-033-1042

20150901624974

0-079-843-200

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