

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR (NAME AND ADDRESS)

M.S.N. Marathon, Inc.  
1001 Algonquin Road  
Arlington Heights, IL 60005



Doc#: 1529334026 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/20/2015 09:10 AM Pg: 1 of 3

Old Republic National Title  
Insurance Company  
20 S Clark Street Ste 2000  
Chicago, IL 60603

# 1560718 1/1

(The Above Space for Recorder's Use Only)

THE GRANTOR M.S.N. MARATHON, INC., a dissolved Illinois Corporation, of County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to NICE GROUP, INC., an Illinois Corporation located at 1001 E. Algonquin Road, Arlington Heights, Illinois the following described real estate situated in the County of Tazewell, in the State of Illinois, to wit:

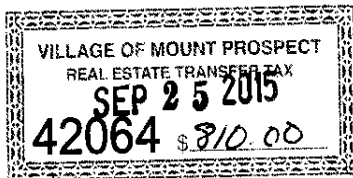
See Exhibit A for legal description.

Permanent Index Number(s): 08-23-101-016-0000

Property Address: 1625 West Algonquin Road, Mt. Prospect, Illinois 60056

**SUBJECT TO:** General real estate taxes for 2015 and subsequent years not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property.

Dated this 14<sup>th</sup> day of Sept, 20 15.



Karen A. Yarbrough (Seal)  
Authorized Agent of M.S.N. Marathon, Inc.

RECEIVED

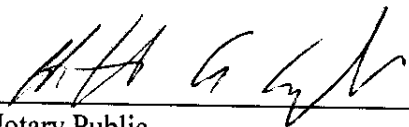
8

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Siny Thomas, not personally, but as an authorized agent of M.S.N. Marathon, Inc. personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 14<sup>th</sup> day of September, 2015.

  
\_\_\_\_\_  
Notary Public



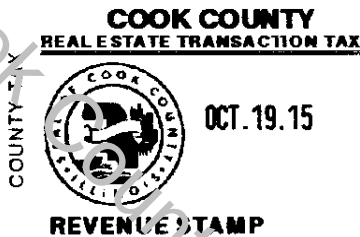
THIS INSTRUMENT PREPARED BY

Heather M. Neveu  
Fornaro Law  
1022 South LaGrange Road  
LaGrange, IL 60525

MAIL TO:

Fornaro Law  
1022 South LaGrange Road  
LaGrange, IL 60525

*JENNAS DAPRATO  
7507 W. BELMONT  
CHICAGO, IL 60634*

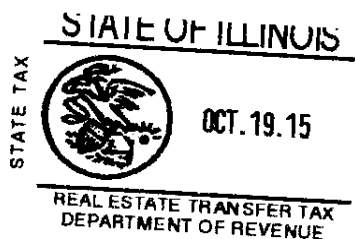


REAL ESTATE TRANSFER TAX
0013500
FP 103042

# 0000025459

SEND SUBSEQUENT TAX BILLS TO:

*NICE GROUP INC.  
1001 E. Algonquin Rd.  
Arlington Heights  
IL - 60005*



REAL ESTATE TRANSFER TAX
0027000
FP 103037

# 0000025511

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 LYING SOUTH OF THE CENTER LINE OF ALGONQUIN ROAD OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23, WITH THE CENTER LINE OF ALGONQUIN ROAD; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 257 FEET; THENCE EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 156.70 FEET, MORE OR LESS, TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE CENTER LINE OF ALGONQUIN ROAD THROUGH A POINT 257 FEET SOUTHEASTERLY (AS MEASURED ON SAID CENTER LINE) OF THE POINT OF BEGINNING; THENCE NORTHEASTERLY ON THE LAST DESCRIBED LINE, 156.70 FEET, MORE OR LESS, TO CENTER LINE OF ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF ALGONQUIN ROAD, 257 FEET TO PLACE OF BEGINNING (EXCEPT FROM SAID PARCEL THAT PART THERETOFORE DEDICATED OR USED OR TAKEN FOR PUBLIC ROADS AND EXCEPTING THAT PART OF THE CONDEMNED IN CASE NO. 38L14541, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF BUSSE ROAD, SAID LINE BEING 25 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD, SAID SOUTHWESTERLY LINE BEING 50 FEET NORMALLY DISTANT FROM THE AFOREMENTIONED CENTER LINE OF ALGONQUIN ROAD; THENCE SOUTH ALONG SAID EAST LINE OF BUSSE ROAD, A DISTANCE OF 187.83 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVEDESCRIBED TRACT; THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 25 FEET TO A POINT; THENCE NORTH PARALLEL TO AND 50 FEET DISTANT FROM SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, A DISTANCE OF 145 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 30.60 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD, SAID POINT BEING 57 FEET SOUTHEASTERLY (AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD) OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD, A DISTANCE OF 57 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Address commonly known as:  
1625 W. Algonquin Road  
Mount Prospect, IL 60056

PIN#: 08-23-101-016-0000