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15338010300

Doc#: 1533801030 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2015 10:26 AM Pg: 1 of 3

WARRANTY DEED

Illinois Statutory

MAIL TO:

**Danita Gallagher
Attorney At Law
633 S. La Grange Rd., Suite 11
La Grange, IL 60525**

**NAME AND ADDRESS OF
TAXPAYER:**

**Sarah Brown
560 Glendale Lane
Hoffman Estates, IL 60169**

RECORDER'S STAMP

THE GRANTOR(S) JOVANKA PRODANOV, a widowed woman of the Village of Hoffman Estates, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY AND WARRANT TO: SARAH BROWN, an unmarried woman, of 6135 W. Fletcher Street, Chicago, Illinois, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED

**Permanent Index Number(s): 07-16-407-011-0000
Property Address: 560 Glendale Lane, Hoffman Estates, IL 60169**

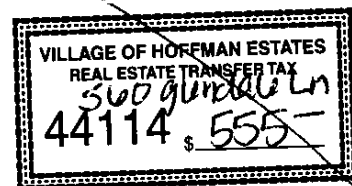
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

DATED: October 5, 2015

Jovanka Prodanov By *Michael Prodanov*, ATTORNEY IN FACT (SEAL)
Jovanka Prodanov, by Michael Prodanov, Attorney in Fact

SY
3
SON
IN

**FIRST AMERICAN TITLE
FILE # 2690077**



REAL ESTATE TRANSFER TAX 01-Dec-2015



COUNTY: 92.50
ILLINOIS: 185.00
TOTAL: 277.50

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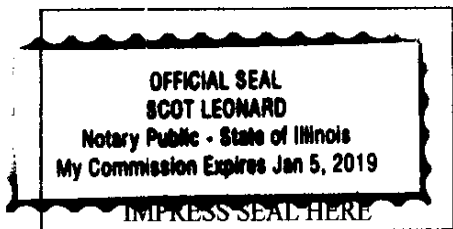
STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Prodanov of 77527 Malone Circle, Palm Desert, California, personally known to me to be the same person(s) 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 notarial seal, this 5th day of October, 2015.

Scot Leonard

 Notary Public



COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF
 PARAGRAPH _____,
 SECTION 31-45, REAL ESTATE TRANSFER
 TAX LAW

NAME AND ADDRESS OF PREPARER:

Scot A. Leonard & Associates
 351 West Glade Road
 Palatine, IL 60067

DATE:

 Buyer, Seller or Representative

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

LOT TWENTY-ONE (21) IN BLOCK NINETY-SIX (96) IN HOFFMAN ESTATES VII, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 16, TOWNSHIP 41, NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 16, THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (1/4) 52 DEGREES 55 MINUTES 00 SECONDS WEST A DISTANCE OF 2673.82 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (1/4); THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (1/4), NORTH 89 DEGREES 54 MINUTES 04 SECONDS WEST, A DISTANCE OF 1960.61 FEET; THENCE NORTH 41 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 338.72 FEET; THENCE NORTH 47 DEGREES 53 MINUTES 07 SECONDS EAST, A DISTANCE OF 113.29 FEET; THENCE NORTH 41 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 19 DEGREES 30 MINUTES 32 SECONDS EAST, A DISTANCE OF 316.00 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 28 SECONDS EAST, A DISTANCE OF 170.00 FEET; THENCE NORTH 79 DEGREES 22 MINUTES 32 SECONDS WEST, A DISTANCE OF 17.00 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 28 SECONDS EAST, A DISTANCE OF 226.00 FEET; THENCE SOUTH 79 DEGREES 22 MINUTES 32 SECONDS EAST, A DISTANCE OF 143.00 FEET; THENCE NORTH 10 DEGREES 37 MINUTES 28 SECONDS EAST, A DISTANCE OF 342.79 FEET, TO A POINT OF CURVATURE, THENCE ALONG A CURVE CONVEXED TO THE WEST, RADIUS OF 879.32 FEET, FOR AN ARC DISTANCE OF 450.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 40 DEGREES 00 MINUTES 00 SECONDS EAST; A DISTANCE OF 155.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONVEXED TO THE SOUTHEAST RADIUS OF 672.89 FEET, CHORD BEARING OF NORTH 36 DEGREES 42 MINUTES 22 SECONDS EAST, CHORD DISTANCE OF 77.33 FEET, FOR AN ARC DISTANCE OF 77.37 FEET TO A POINT OF INTERSECTION WITH A CURVE; THENCE ALONG A CURVE CONVEXED TO THE NORTH, RADIUS OF 200.00 FEET, CHORD BEARING OF NORTH 71 DEGREES 14 MINUTES 44 SECONDS WEST, CHORD DISTANCE OF 82.12 FEET, FOR AN ARC DISTANCE OF 82.71 FEET TO A POINT OF INTERSECTION WITH A TANGENT; THENCE NORTH 6 DEGREE 54 MINUTES 27 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 10 DEGREE 44 MINUTES 58 SECONDS EAST, A DISTANCE OF 167.22 FEET; THENCE NORTH 00 DEGREE 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 148.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 31 SECONDS WEST, A DISTANCE OF 299.11 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 16, THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 1030.00 FEET TO THE POINT OF BEGINNING, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 5, 1958, AS DOCUMENT NUMBER 1816080.

560 Glendale Lane
Hoffman Estates, IL 60169