

# UNOFFICIAL COPY

## WARRANTY DEED

The Grantor, Gary Goland, a MARRIED MAN, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to EVELYNE ABITBOL, the following described real estate, individually, situated in the County of COOK, State of Illinois, to wit:



Doc#: 1618755049 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/05/2016 02:22 PM Pg: 1 of 3

LEGAL DESCRIPTION: PARCEL 1: UNIT NUMBER 1-D, IN THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM T, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 50.00 FEET (MEASURED AT RIGHT ANGLES) WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3, WITH A LINE DRAWN 366.00 FEET (MEASURED AT RIGHT ANGLES) NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE NORTH 89 DEGREES 54 MINUTES 25 SECONDS WEST, ALONG THE LAST DESCRIBED PARALLEL LINE, 152.88 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 35 SECONDS EAST, 90.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 64 DEGREES 54 MINUTES 25 SECONDS WEST, 117.00 FEET; THENCE NORTH 25 DEGREES 05 MINUTES 35 SECONDS EAST, 197.31 FEET; THENCE NORTH 19 DEGREES 54 MINUTES 25 SECONDS WEST 197.31 FEET; THENCE NORTH 70 DEGREES 05 MINUTES 35 SECONDS EAST, 117.00 FEET; THENCE SOUTH 19 DEGREES 54 MINUTES 25 SECONDS EAST; 185.00 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 24 SECONDS WEST, 112.28 FEET; THENCE SOUTH 25 DEGREES 05 MINUTES 35 SECONDS WEST, 185.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25415821, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE CONDOMINIUMS OF NORTHBROOK COURT COMMUNITY ASSOCIATION RECORDED AS DOCUMENT 25415820. PARCEL 3: A PERPETUAL NON-EXCLUSIVE EASEMENT OF USE OF THE PURPOSE OF 2-WAY VEHICULAR TRAFFIC (PASSENGER VEHICLES AND TRUCKS) AND PEDESTRIAN ACCESS TO AND BETWEEN THE ABOVE DESCRIBED PROPERTY AND ABUTTING ROADS AND HIGHWAY, OVER AND ACROSS THAT PARCEL OF LAND KNOWN AS RUDOLPH ROAD.

Returns:

**Proper Title, LLC**  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

1041 PTitle-31388

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PROPERTY ADDRESS: 1220 RUDOLPH ST, 1D, NORTHBROOK, IL 60062

PERMANENT INDEX NUMBER: 04-03-200-022-1004

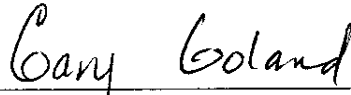
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. There are no homestead rights on this property.

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, subject to general real estate taxes not yet due and payable at the time of closing, covenants, conditions and restrictions of record, public and utility easements and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons.

Dated: 6-15-16



Signature of Grantor



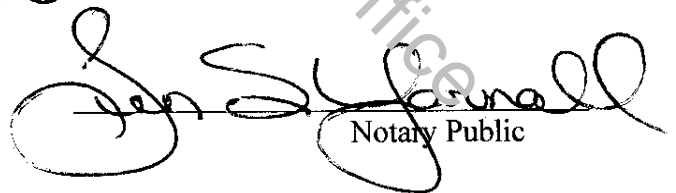
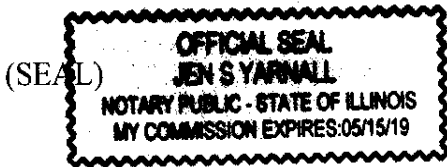
Printed Name of Grantor

Gary Goland

State of Illinois )  
) SS  
County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Gary Goland, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he /she/they signed, sealed and delivered the sale instrument as his/her/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 15<sup>th</sup> day of JUNE 2016.

  
Notary Public

Prepared By:  
Sarah Amiran  
Amiran & Crewell L.L.C.  
2158 W. Barry Ave  
Chicago, IL 60618

Send Subsequent Tax Bills To:  
Evelyn Abi Hood  
1220 Rudolph St. #10  
NORTHBROOK, IL 60062

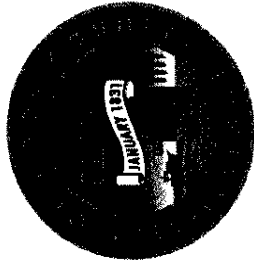
~~Mail To:~~  
Hymen & Blair PC  
1411 McHenry Rd. Ste. D3  
Buffalo Grove, IL 60089

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16-31388

REAL ESTATE TRANSFER TAX

17-Jun-2016



COUNTY:  
ILLINOIS:  
TOTAL:

172.50  
345.00  
517.50

04-03-200-022-1004

20160601618532

1-964-381-504

ACH

Property of Cook County Clerk's Office