

UNOFFICIAL COPY

16ACE 16015LP

Prepared by:
Salvatore J. Parenti
4 Gillick St.
Park Ridge, IL 60068

Doc#: 1620455069 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/22/2016 09:28 AM Pg: 1 of 3
Dec ID 20160701634160
ST/CO Stamp 1-910-309-696 ST Tax \$120.00 CO Tax \$60.00

Record and Return to:
Stephen P. Di Silvestro
Di Silvestro & Associates
5231 N. Harlem Ave.
Chicago, IL 60656

Mail Subsequent Tax Bills to:
Zeshan Tariq
1620 Waxwing Ct.
Schaumburg, IL 60173

WARRANTY DEED

THE GRANTORS, **THOMAS V. RUCKER** and **SUSAN T. RUCKER**, husband and wife *, of 635 Florence Drive, Park Ridge, IL 60068, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEY and WARRANT to **ZESHAN TARIQ** and **SHAMIM TARIQ**, of 9420 W. Noel Ave., Des Plaines, IL 60016, as **JOINT TENANTS** to have and to hold forever all right, title and interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

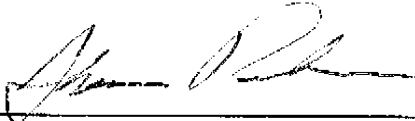
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: **07-01-200-091-0000**
Property Address: **1620 Waxwing Ct., Schaumburg, IL 60173**

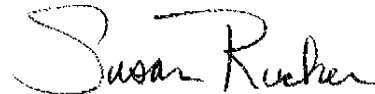
Subject, however, to general real estate taxes not due and payable at the time of closing, and all instruments, covenants, restrictions, applicable zoning laws, ordinances, and regulations of record.

* This is not Homestead property.

Dated this 21st day of July 2016.



THOMAS V. RUCKER



SUSAN T. RUCKER

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **THOMAS V. RUCKER** and **SUSAN T. RUCKER**, personally known to me to be the same persons whose names are subscribed to the

UNOFFICIAL COPY

foregoing instrument, appeared before me this day in person and acknowledged that he and she signed, sealed and delivered the said instrument as his and her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of July 2016.



Ali M. Pizzi

Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY



**CHICAGO TITLE
COMPANY**

LEGAL DESCRIPTION

Order No.: 16ACE160115LP

For APN/Parcel ID(s): 07-01-200-091-0000

PARCEL 1: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH EAST 1/4 OF SAID FRACTIONAL SECTION 1; THENCE NORTH 00 DEGREES 19 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTH EAST 1/4 OF SAID FRACTIONAL SECTION 1, A DISTANCE OF 368.55 FEET; THENCE SOUTH 59 DEGREES 58 MINUTES 38 SECONDS EAST, 2.29 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVED LINE, BEING THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, AND HAVING A RADIUS OF 703.99 FEET, AN ARC DISTANCE OF 334.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVED LINE, BEING THE ARC OF A CIRCLE CONVEX NORTHERLY, TANGENT TO THE LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 539.96 FEET, AN ARC DISTANCE OF 39.73 FEET; THENCE SOUTH 00 DEGREES WEST, 42.98 FEET; THENCE SOUTH 90 DEGREES WEST, 17.75 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 25 SECONDS WEST, 20.05 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 35 SECONDS WEST, 10.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 25 SECONDS WEST 17.48 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 00 DEGREES 11 MINUTES 35 SECONDS EAST, 40.75 FEET; THENCE 89 DEGREES 48 MINUTES 25 SECONDS WEST, 6.93 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 35 SECONDS WEST, 3.12 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 25 SECONDS WEST, 9.66 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 35 SECONDS WEST, 9.88 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 25 SECONDS WEST, 0.44 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 35 SECONDS WEST, 46.91 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 25 SECONDS EAST, 17.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR WALDEN TOWNHOUSE ADDITION DATED NOVEMBER 2, 1978 AND RECORDED NOVEMBER 2, 1978 AS DOCUMENT NUMBER 24700075, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

PARCEL 3: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE GRANT RECORDED AS DOCUMENT NUMBER 21218271, THE DECLARATION RECORDED AS DOCUMENT NUMBER 21218272, AND AS CREATED BY THE DEED RECORDED AS DOCUMENT NUMBER 21218273, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS