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Doc# 1629449125 Fee \$40.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2016 02:26 PM Pg: 1 of 2

Warranty Deed

ILLINOIS

FIDELITY NATIONAL TITLE

SC16027652

Above Space for Recorder's Use Only

THE GRANTOR Louis A Grossi an unmarried person of the City of Woodstock, County of McHenry, State of IL for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Victoria Robert and Teresa Maldonado as unmarried persons ~~as tenants in common~~ of 1110 31st St., Rockford, Winnebago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

and not as joint tenants

SUBJECT TO: General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 06244100460000

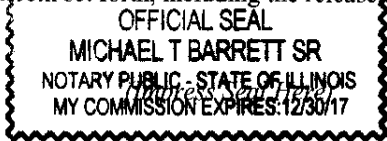
Address(es) of Real Estate: 202 Acorn Dr., Streamwood, IL 60107

The date of this deed of conveyance is 10/3/2016.

Louis A Grossi

State of Illinois, County of Winnebago ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louis A Grossi personally known to me to be the same person 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.



(My Commission Expires on 12/30/17)

Given under my hand and official seal on 10/3/16

Notary Public

2

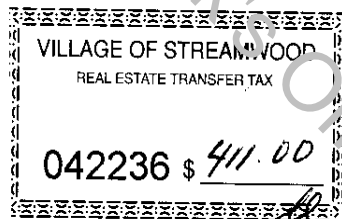
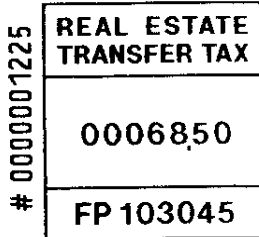
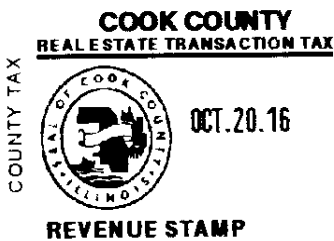
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LEGAL DESCRIPTION

For the premises commonly known as:
202 Acorn Dr., Streamwood, IL 60107

Legal Description:

PARCEL A202 LOT 38 IN BLOCK 10, IN STREAMWOOD GREEN UNIT THREE-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1986 AS DOCUMENT NUMBER 86252751, DESCRIBED AS FOLLOWS: (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 38; THENCE SO DEGREES 01 MINUTES 43 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 38, A DISTANCE OF 45.32 FEET TO A POINT; THENCE N 89 DEGREES 59 MINUTES 37 SECONDS W, A DISTANCE OF 58.25 FEET TO A POINT; THENCE SOUTH 0°20'45" EAST, A DISTANCE OF 46.25 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 38; THENCE WESTERLY, NORTHERLY, AND EASTERLY ALONG THE SOUTH, WESTERLY AND NORTH LINES OF SAID LOT 38, THE FOLLOWING FOUR (4) CURVE, COURCES, AND DISTANCES: (1) WESTERLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE NORTH, HAVING A RADIUS OF 309.00 FEET, THE CHORD THEREOF HAVING A BEARING OF SOUTH 75°39'29" WEST AND A LENGTH OF 92.42 FEET, AN ARC-DISTANCE OF 92.77 FEET TO A POINT OF TANGENCY; THENCE (2) SOUTH 67°03'28" WEST, 4.64 FEET; THENCE (3) NORTH 17 DEGREES 12' 09" EAST, 121.65 FEET; THENCE (4) NORTH 89 DEGREES 58' 1 7" EAST, 116.00 FEET TO THE PLACE OF FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS, PARCEL 2: INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A202 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081. SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO, GRANTOR GRANTS TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY, THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.



This instrument was prepared by
JD Huls & Associates
530 Rockland Road, Suite 400
Crystal Lake, IL 60014

Send subsequent tax bills to:
Victoria Robert and Teresa Maldonado
202 Acorn Dr.
Streamwood, IL 60107

Recorder-mail recorded document
to:
Gary L. Brunke, P.C.
1300 E. Irving Park Rd.
Suite 201
Streamwood, IL 60107

