

B6-3

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1701241185D

WARRANTY DEED

Doc# 1701241185 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00


KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/12/2017 12:03 PM PG: 1 OF 3

16BAR39871

PLEASE RETURN TO:
 BARRISTER TITLE
 15000 SO. CICERO AVE.
 OAK FOREST, IL 60452



MGR

THE GRANTORS, MICHAEL H. LAVIN and ARLENE R. LAVIN, husband and wife, of the City of Northbrook, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY and WARRANT to ANNE F. RANTE and MIKE V. RANTE, wife and husband, as tenants by the entirety*, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* 832 PONY LANE NORTHBROOK, IL 60062

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: 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 and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 03-01-209-016-0000

Address of Real Estate: 4420 Four Winds Lane, Northbrook, IL 60062

Dated this 4th day of January, 2017.

Michael H. Lavin by

Michael H. Lavin, by Thomas A. Pyrdek,
Under Power of Attorney

*Thomas A. Pyrdek, under
power of attorney*

Arlene R. Lavin by

Arlene R. Lavin, by Thomas A. Pyrdek,
Under Power of Attorney

*Thomas A. Pyrdek under
power of attorney*

REAL ESTATE TRANSFER TAX

11-Jan-2017



COUNTY:	182.50
ILLINOIS:	365.00
TOTAL:	547.50

03-01-209-016-0000 | 20170101600804 | 1-625-351-360

CCRD REVIEW *MB*

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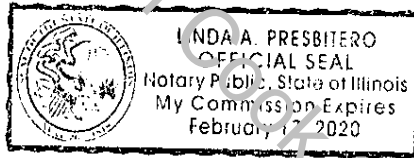
County of Cook)
) SS
State of Illinois)

I, Lou Anderson the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Thomas A. Pyrdek is personally known to me to be the same person whose name is subscribed to the forgoing 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, under Power of Attorney for Michael H. Lavin and Arlene R. Lavin 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 4th day of January 2017.

Notary Public)

Prepared by:



Thomas A. Pyrdek
Attorney at Law
Suite 2101
70 West Madison St.
Chicago, IL 60602
312-789-4555
ARDC No.:2266350

Mail To:

STEVEN N. FRITZSHALL
6584 N. NW Hwy
CHICAGO, IL 60631

TAX BILL:

ANNE FRANTE & MIKE V. RANTE
4420 FOUR WINDS LANE
NORTHBROOK, IL 60062

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF SUB-LOT D OF LOT 1 IN FOUR WINDS OF NORTHBROOK, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1990 AS DOCUMENT NUMBER 90277717, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUB-LOT D; THENCE SOUTH 89 DEGREES 53 MINUTES 32 SECONDS EAST, 14.09 FEET; THENCE SOUTH 34 DEGREES 40 MINUTES 12 SECONDS EAST, 159.76 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, BEING CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 30.49 FEET (THE CHORD OF WHICH ARC BEARS SOUTH 48 DEGREES 15 MINUTES 00 SECONDS WEST AND MEASURES 30.16 FEET) THENCE SOUTH 22 DEGREES 54 MINUTES 38 SECONDS EAST, 6.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ADDING THE ARC OF A CIRCLE, BEING CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 12.96 FEET (THE CHORD OF WHICH ARC BEARS SOUTH 23 DEGREES 29 MINUTES 44 SECONDS WEST AND MEASURES 12.92 FEET); THENCE NORTH 36 DEGREES 59 MINUTES 58 SECONDS WEST, 132.39 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST, 63.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL, NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 AFORESAID IN, OVER AND UPON THE "PUBLIC VEHICULAR AND PEDESTRIAN EASEMENT" (SUB-LOT L), FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND THE USE OF THE OPEN SPACES AND OTHER COMMON FACILITIES, AS CONTAINED IN THE FOUR WINDS DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 9, 1990 AS DOCUMENT 90491536.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 4420 Four Winds Lane, Northbrook, IL 60062
PIN # 03-01-209-016-0000