

17ST03166Sk 1/2

**WARRANTY DEED  
ILLINOIS STATUTORY**



**UNOFFICIAL COPY**

Doc#: 1716506078 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/14/2017 11:02 AM Pg: 1 of 3

Dec ID 20170601671829  
ST/CO Stamp 1-911-144-896 ST Tax \$1,200.00 CO Tax \$600.00

THE GRANTOR, the RICHARD A. NELSON FELICE W. NELSON, of the Village of Northbrook, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to MARY JO ROGERS and RICHARD E. GADBOIS husband and wife, not as tenants in common and not as joint tenants but as tenants by the entirety, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

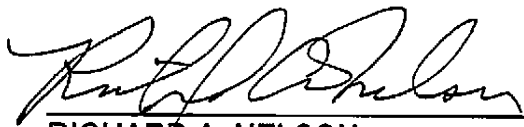
**SUBJECT TO:**

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): 04-15-204-028-0000

Address(es) of Real Estate: 1849 Trails Edge, Northbrook, IL 60062

Dated this 5<sup>TH</sup> day of June, 2017

  
RICHARD A. NELSON

  
FELICE W. NELSON



# UNOFFICIAL COPY

## LEGAL DESCRIPTION OF 1849 TRAILS EDGE, NORTHBROOK, IL 60062

Parcel 1: Lot 36 in Park Place Estates of Northbrook, being a Subdivision in the North Half of Section 15, Township 42 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2: A non-exclusive easement for the benefit of Parcel 1, aforesaid for ingress and egress as created by Declaration of Covenants, Conditions, Restrictions, Easements and Rights for Park Place Estates of Northbrook Dated May 14, 1993 and recorded May 17, 1993 as document 93366707 made by Park Place Estates of Northbrook Limited Partnership over the following described Land:

Lots 45 and 46 (also known as Outlots C and D) in Park Place Estates of Northbrook Subdivision, being a Subdivision in the North Half of Section 15, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: A non-exclusive easement for the benefit of Parcel 1 aforesaid for ingress and egress to and from the emergency fire lane easement as created by Declaration of Easement dated May 14, 1993 and recorded May 19, 1993 as Document Number 93366643 over, across the following described property:

A 20 foot strip of land in the Northeast 1/4 of Section 15, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the West line of the Northeast 1/4 of said Section 15 with the South line of the North 5 chains of said Northeast 1/4 of Section 15; thence South 88 degrees 59 minutes 39 seconds East along the last said South line 19 21 feet to the point of beginning; thence continuing South 88 degrees 59 minutes 39 seconds East along the last said South line 20.79 feet; thence Southeasterly 436.29 feet along the arc of a curve convex Southwesterly with a radius of 630.00 feet (the chord of said arc bearing South 34 degrees 55 minutes 30 seconds East 427.63 feet); thence South 54 degrees 43 minutes 52 seconds East tangent to the last said curve 119.81 feet to a point of curve thence Southeasterly 153.56 feet along the arc of a curve convex Northeasterly with a radius of 410.00 feet to a point of reverse curve (the chord of said arc bearing South 44 degrees 00 minutes 05 seconds East 152.66 feet); thence Southeasterly 391.38 feet along the arc of a curve convex Southwesterly tangent to the last said curve with a radius of 850.00 feet (the chord of said arc bearing South 46 degrees 27 minutes 45 seconds East 387.93 feet); thence South 33 degrees 21 minutes 51 seconds West 20.03 feet thence Northeasterly 399.54 feet along the arc of a curve convex Southwesterly with a radius of 870.00 feet to a point of reverse curve (the chord of said arc bearing North 46 degrees 25 minutes 40 seconds West 396.03 feet); thence Northwesterly 146.07 feet along the arc of curve convex Northeasterly tangent to the last said curve with a radius of 390.00 feet (the chord of said arc bearing North 44 degrees 00 minutes 05 seconds West 145.22 feet); thence North 54 degrees 43 minutes 52 seconds West tangent to the last said curve 119.81 feet to a point of curve; thence Northwesterly 455.89 feet along the arc of a curve convex Southwesterly tangent to the last said line with a radius of 650.00 feet (the chord of said arc bearing North 34 degrees 38 minutes 18 seconds West 446.61 feet) to the point of beginning in Cook County, Illinois.