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WARRANTY DEED ILLINOIS STATUTORY



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 FICHARD A. NELSON FELICE W. NELSON, of the Village of Northbrook, County of Cook, State of Illineis 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 5TH day of June, 2017

RICHARD A. NELSON

FELICE W. NELSON

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STATE OF ILLINOIS	}	
COUNTY OF COOK		SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RICHARD A. NELSON and FELICE W. NELSON, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 5TH day of June, 2017.

(Notary Public)

"OFFICIAL SEAL"
KEITH B. BAKER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/16/2020

Prepared By: Keith B. Baker, Ltd.

5750 Old Orchard Rd, Suite 100

Skokie, IL 60077

Mail To:

Michael Grab: 11 .707 SKOKie Blvd. #420

Northbrook, IL 60062

Name & Address of Taxpayer:

Mary Jo Rogers and Richard E. Gadbois 1849 Trails Edge Northbrook, IL 60062

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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 reade by Park Place Estates of Northbrook Limited Partnership over the following described Land:

Lots 45 and 46 (Circo known as Outlots C and D) in Park Place Estates of Northbrook Subdivision, being a Subdivision of 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 casement for the benefit of Parcel 1 aforesaid for ingress and egress to and from the emergency fire Iane ensement 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 Southe sterly 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 No the sterly 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 Wast 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.