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Doc# 1717441011 Fee \$44.00

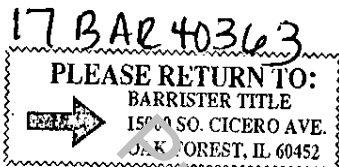
RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/23/2017 09:52 AM PG: 1 OF 4

WARRANTY DEED Statutory (Illinois) (Individual to Individual)



Above Space for Recorder's use only

THE GRANTORS, ANTHONY V. ROMANO and LAURA A. ROMANO, husband and wife, of the City of Roselle, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable consideration to them in hand paid,

CONVEY AND WARRANT to

Kelly Sharpenter, a single woman
~~975 Nerge Road~~ 7361 WINDINGWAY
~~Roselle, IL 60172~~ ROSCOE, IL 61073

all interest in the following described Real Estate, situated in the County of Cook in the State of Illinois, to wit:

REAL ESTATE TRANSFER TAX		22-Jun-2017
	COUNTY:	1,250.00
	ILLINOIS:	2,500.00
	TOTAL:	3,750.00
07-35-400-011-0000	20170601676509	2-143-192-512

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND HOLD said property forever.

Permanent Index Number: 07-35-400-011-0000
Address of Real Estate: 975 East Nerge Road, Roselle, IL 60172

Dated this 12th day of June, 2017

Anthony V. Romano

(SEAL)

Laura A. Romano

(SEAL)

CCRD REVIEW

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STATE OF ILLINOIS

COUNTY OF COOK

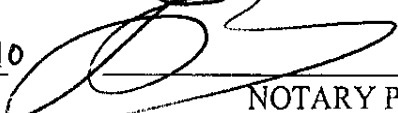
IMPRESS
SEAL
HERE



LINDA A. PRESBITERO
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
February 17, 2020

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony V. Romano and Laura A. Romano, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 5 day of June, 2017

Commission expires 2/17/2020


NOTARY PUBLIC

This instrument prepared by: Anthony V. Romano, 975 East Nerge Road, Roselle, IL 60172

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

~~Kelly Sharpenter~~

Kelly Sharpenter

7361 WINDINGWAY
ROSELLE, IL 61073

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

THAT PART OF LOT 2 IN CROSS CREEK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 30 MINUTES, 38 SECONDS WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 339.53 FEET; THENCE NORTH 2 DEGREES, 21 MINUTES, 38 SECONDS WEST, A DISTANCE OF 449.13 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 86 DEGREES, 30 MINUTES, 38 SECONDS EAST, A DISTANCE OF 359.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 0 DEGREES, 11 MINUTES, 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 449.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

A PERPETUAL EASEMENT, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A, AS CREATED BY GRANT RECORDED APRIL 7, 1982 AS DOCUMENT 26191087, FOR THE PURPOSE OF OPERATING, MAINTAINING, REPAIRING, AND REPLACING THE STORM SEWER, SANITARY SEWER, AND WATER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO THE EXTENT NECESSARY FOR THE USE OF THE RIGHTS THEREIN GRANTED, OVER, UNDER, AND ACROSS THE FOLLOWING DESCRIBED LAND:

PARCEL 1:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN CROSS CREEK, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREIN CALLED LOT 2); THENCE NORTH ALONG THE EAST RIGHT OF WAY OF PLUM GROVE ROAD, 20.0 FEET TO POINT ON THE SOUTHERLY LINE OF THE EXISTING EASEMENT AS RECORDED ON OCTOBER 7, 1980 AS DOCUMENT 25614176; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID EXISTING EASEMENT TO A POINT 80.0 FEET, MORE OR LESS, WEST OF THE WEST LINE OF PROPERTY 2 (HEREINAFTER DESCRIBED AND HEREINAFTER REFERRED TO AS PROPERTY 2); THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID EXISTING EASEMENT TO A POINT 10.0 FEET, MORE OR LESS, WEST OF THE WEST LINE OF PROPERTY 2; THENCE EAST ALONG THE SOUTHERLY LINE OF SAID EXISTING EASEMENT TO A POINT ON THE WEST LINE OF SAID PROPERTY 2; THENCE SOUTH 25.0 FEET ALONG SAID WEST LINE OF PROPERTY 2 TO THE SOUTHWEST CORNER OF PROPERTY 2; THENCE SOUTH 3 DEGREES, 29 MINUTES, 22 SECONDS EAST, A DISTANCE OF 65.00 FEET, TO THE SOUTHEAST CORNER OF PROPERTY 1; THENCE SOUTH 86 DEGREES, 30 MINUTES, 38 SECONDS WEST, A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING;

PARCEL 2A:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 86 DEGREES, 30 MINUTES, 38 SECONDS EAST, A DISTANCE OF 630.0 FEET; THENCE NORTH 3 DEGREES 29

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MINUTES 22 SECONDS WEST, A DISTANCE OF 65.0 FEET TO THE SOUTHWEST CORNER OF PROPERTY 2, AND THE POINT OF BEGINNING OF PARCEL 2: THENCE NORTH ALONG THE WEST LINE OF PROPERTY 2, 25.0 FEET TO A POINT ON THE SOUTH LINE OF THE EXISTING EASEMENT AS RECORDED ON OCTOBER 7, 1980 AS DOCUMENT 25614177; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID EASEMENT TO A POINT ON THE WEST LINE OF PARCEL A; THENCE SOUTH ALONG SAID WEST LINE OF PARCEL A, 25.0 FEET TO THE SOUTHWEST CORNER OF PARCEL A; THENCE SOUTH 86 DEGREES, 30 MINUTES, 38 SECONDS WEST, A DISTANCE OF 320.0 FEET TO THE POINT OF BEGINNING;

PARCEL 2B:

BEGINNING AT THE NORTHEAST CORNER OF PROPERTY 2; THENCE WESTERLY ALONG THE NORTH LINE OF PROPERTY 2, A DISTANCE OF 10.0 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO AND 10.0 FEET WESTERLY OF THE EAST LINE OF PROPERTY 2; THENCE EASTERLY ALONG A LINE PARALLEL TO AND 10.0 FEET SOUTHERLY OF THE NORTH LINE OF PROPERTY 2 TO A POINT ON THE EAST LINE OF PROPERTY 2; THENCE NORTHERLY ALONG THE EAST LINE OF PROPERTY 2 A DISTANCE OF 10.0 FEET TO THE POINT OF BEGINNING

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 975 East Nerge Road, Roselle, IL 60172
PIN # 07-35-400-011-0000

Property of Cook County Clerk's Office