

UNOFFICIAL COPY

Doc#: 1815747111 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/06/2018 12:12 PM Pg: 1 of 3

WARRANTY DEED

ILLINOIS

Dec ID 20180501668712
ST/CO Stamp 0-026-673-440 ST Tax \$270.00 CO Tax \$135.00

FIDELITY NATIONAL TITLE

SC180035867

Above Space for Recorder's Use Only

*a married man**
THE GRANTOR(s) Joseph C. Pesoli, of the Village of Arlington Heights, County of Cook, State of Illinois for an in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Ozlem Biber an ~~individual~~ *individual*, with a principal place of residence at 179 E Lakeridge Dr., Glendale Heights, Illinois 60139, 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 hereto and made a part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

an unmarried woman

SUBJECT TO: General taxes for the year(s) 2017 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 03-18-203-009-1032

Address(es) of Real Estate 601 W. Rand Rd., Unit 303, Arlington Heights, Illinois 60004

The date of this deed of conveyance is MARCH 21, 2018

Joseph C. Pesoli

** THIS IS NOT HOMESTEAD PROPERTY*

REAL ESTATE TRANSFER TAX

16-May-2018



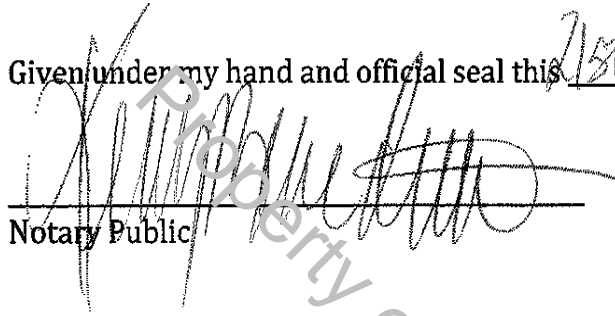
COUNTY: 135.00
ILLINOIS: 270.00
TOTAL: 405.00

03-18-203-009-1032 | 20180501668712 | 0-026-673-440

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State of Illinois, County of Cook, SS. I, the undersigned, a notary in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph C. Pesoli and Michelle A. Pesoli, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 15th day of March 2018.



Notary Public



LEGAL DESCRIPTION

For the premises commonly known as:
601 W. Rand Rd., Unit 303, Arlington Heights, Illinois 60004

Legal Description:

PARCEL 1: UNIT 303 IN THE FOUNTAINS OF ARLINGTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARCEL A: THAT PART OF THE NORTHEASTERLY 300.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE THEREOF OF THAT PART OF THE EAST 673.83 FEET AS MEASURED ON THE SOUTH LINE THEREOF OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD WHICH IS 200.0 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF RAND ROAD; WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTHWESTERLY 303.29 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET WHICH IS 425.0 FEET NORTHWESTERLY, AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET, 280.80 FEET TO A POINT ON SAID LINE WHICH IS 200.0 FEET SOUTHEASTERLY, AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF THE EAST 673.83 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE NORTHEASTERLY 307.95 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD WHICH IS 400.0 FEET SOUTHEASTERLY AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RAND ROAD WITH THE WEST LINE OF THE EAST 673.83 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, 305.80 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B: THAT PART OF THE NORTHEASTERLY 300.0 FEET AS MEASURED AT RIGHT

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ANGLES TO THE NORTHEASTERLY LINE THEREOF OF THAT PART OF THE EAST 673.83 FEET AS MEASURED ON THE SOUTH LINE THEREOF OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18 WITH THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, 200.0 FEET; THENCE SOUTHWESTERLY 303.29 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET WHICH IS 425.0 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET, 425.0 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE NORTH ALONG SAID EAST LINE, 403.28 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C: THAT PART OF THE NORTHEASTERLY 300.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE THEREOF OF THAT PART OF THE EAST 673.83 FEET, AS MEASURED ON THE SOUTH LINE THEREOF OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 673.83 FEET AS AFORESAID, WITH THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 673.83 FEET AS AFORESAID, 403.28 FEET TO THE INTERSECTION OF SAID WEST LINE WITH SAID LINE 300.0 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG SAID LINE 300.0 FEET SOUTHWESTERLY 200.0 FEET THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD WHICH IS 400.0 FEET SOUTHEASTERLY AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID ROAD OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, 400.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0513219051; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF INDOOR PARKING SPACE 4, STORAGE AREA SPACE 4 AND CONCRETE BALCONY LIMITED TO UNIT 215 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "D" OF THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

This instrument was prepared by	Send subsequent tax bills to:	Recorder: Mail recorded document to:
James G. Pesoli, Esq.	Ozlem Biber	Dennis Nolan, Esq.
JGP Law, LLC	601 W. Rand Rd., Unit 303	
3501 W. Algonquin Rd Suite 135	Arlington Heights, IL 60004	221 W. Railroad Ave
Rolling Meadows, IL 60008		Bartlett, IL 60103