

**UNOFFICIAL COPY**

Doc#: 1825333242 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/10/2018 01:36 PM Pg: 1 of 5

Dec ID 20180801647492  
ST/CO Stamp 1-379-618-592 ST Tax \$2,650.00 CO Tax \$1,325.00

**WARRANTY DEED**

**NORTH AMERICAN  
TITLE COMPANY**

17264555

**THE GRANTOR(S), BY MOUNT PROSPECT LLC**, an Illinois Limited Liability Company, of 832 Custer Ave, Evanston, IL 60202, for and in consideration of the sum of TEN DOLLARS in hand paid, **CONVEY and WARRANT** to **ANEMONE REAL ESTATE MANAGEMENT, LLC**, of Prospect Heights, Illinois, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

Property Address: 353 West Hawthorne Circle, Mount Prospect, IL 60056

Parcel ID: 08-23-201-052-0000

Property Address: 355 West Hawthorne Circle, Mount Prospect, IL 60056

Parcel ID: 08-23-201-053-0000

Property Address: 357 West Hawthorne Circle, Mount Prospect, IL 60056

Parcel ID: 08-23-201-054-0000

Property Address: 359 West Hawthorne Circle, Mount Prospect, IL 60056

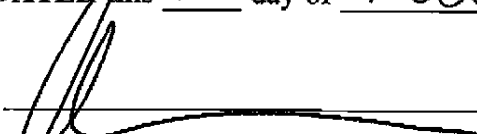
Parcel ID: 08-23-201-055-0000

Property Address: 365 West Hawthorne Circle, Mount Prospect, IL 60056

Parcel ID: 08-23-201-058-0000

**TO HAVE AND TO HOLD** said premises forever.

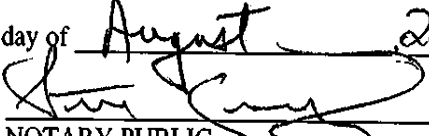
DATED this 6 day of AUGUST, 2018.

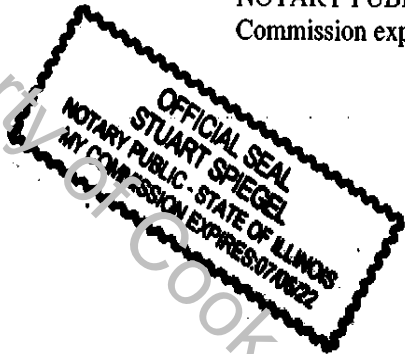
  
BY MOUNT PROSPECT LLC

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STATE OF Illinois  
COUNTY OF Cook )<sup>SS</sup>

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, **AL BELMONTE**, the authorized agent for **BV MOUNT PROSPECT LLC**, 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 the/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of August 2018.  
  
NOTARY PUBLIC  
Commission expires 07/06/2022



REAL ESTATE TRANSFER TAX		07-Aug-2018
COUNTY:		1,325.00
ILLINOIS:		2,650.00
TOTAL:		3,975.00

08-23-201-052-0000 | 20180801647492 | 1-379-618-592

This instrument was prepared by: Spiegel & DeMars, 19 South LaSalle Street, Suite 902, Chicago, IL 60603

**Send Recorded Deed To:**  
Michael A. Manges, Esq.  
Joseph A. LaZara & Associates, P.C.  
7246 West Touhy Avenue  
Chicago, IL 60631

**Mail Tax Bills To:**  
Anemone Real Estate Management, LLC  
1206 East Camp McDonald Rd.  
Prospect Heights, IL 60070

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## EXHIBIT "A" Legal Description

PARCEL 1: (c/k/a 353 Hawthorne Circle, Mount Prospect, IL 60056 08-23-201-052-0000)

THE NORTH 48.67 FEET, AS MEASURED ALONG THE EAST AND WEST LINES THEREOF, OF THAT PART OF LOT 1 IN HAWTHORNES SUBDIVISION OF PART OF THE NORTH 20 ACRES OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1975 AS DOCUMENT 23300430, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 53 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, 296.4 FEET; THENCE DUE EAST, 24.63 FEET TO A POINT FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS WEST 141.22 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 46 SECONDS EAST, 52.8 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, 141.22 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 46 SECONDS WEST, 52.8 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1,2 AND 3 RESPECTIVELY AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED APRIL 2, 1976 AND RECORDED APRIL 7, 1976 AS DOCUMENT 24062165 AND CREATED BY DEED AS DOCUMENT 25404448 FOR INGRESS AND INGRESS, IN COOK COUNTY, ILLINOIS, FOR PARCEL 1, AND DOCUMENT NUMBER 23443254 AND DOCUMENT NUMBER 24062165 AS CREATED BY DEED AS DOCUMENT 25450447 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS, FOR PARCEL 2 AS CREATED BY DEED AS DOCUMENT 25450446 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS, FOR PARCEL 3.

PARCEL 2: (c/k/a 355 Hawthorne Circle, Mount Prospect, IL 60056 08-23-201-053-0000)

THE NORTH 48.84 FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, OF THAT PART OF LOT 1 IN HAWTHORNES SUBDIVISION OF PART OF THE NORTH 20 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1975 AS DOCUMENT 23300430, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 1, 452.29 FEET; THENCE DUE SOUTH 160.51 FEET TO A POINT FOR A POINT OF BEGINNING OF THE LAND HEREON DESCRIBED; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, 141.17 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, 52.80 FEET THENCE NORTH 89 DEGREES 58 MINUTES, 26 SECONDS WEST, 141.17 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 34 SECONDS, EAST 52.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1,2 AND 3 RESPECTIVELY AS SET

**UNOFFICIAL COPY****EXHIBIT "A"**

(Continued)

FORTH IN THE DECLARATION OF EASEMENTS DATED APRIL 2, 1976 AND RECORDED APRIL 7, 1976 AS DOCUMENT 24062165 AND CREATED BY DEED AS DOCUMENT 25404448 FOR INGRESS AND INGRESS, IN COOK COUNTY, ILLINOIS, FOR PARCEL 1, AND DOCUMENT NUMBER 23443254 AND DOCUMENT NUMBER 24062165 AS CREATED BY DEED AS DOCUMENT 25450447 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS, FOR PARCEL 2 AS CREATED BY DEED AS DOCUMENT 25450446 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS, FOR PARCEL 3.

PARCEL 3:(c/k/a 357 Hawthorne Circle, Mount Prospect, IL 60056 08-23-201-054-0000)

THE WEST 43.63 FEET OF THE EAST 92.48 FEET, BOTH AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, OF THAT PART OF LOT 1 IN HAWTHORNES SUBDIVISION OF PART OF THE NORTH 20 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1975 AS DOCUMENT 23300430, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST ALONG THE NORTH LINE OF LOT 1, 452.29 FEET; THENCE DUE SOUTH 166.51 FEET TO A POINT FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, 141.17 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, 52.80 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, 141.17 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 34 SECONDS EAST, 52.80 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 3A:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 3 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED APRIL 7, 1976 AS DOCUMENT 23443254 AND CREATED BY DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 25, 1980 AND KNOWN AS TRUST NUMBER 49124 TO ROSE ANNE PEKRY DATED JUNE 25, 1980 AND RECORDED SEPTEMBER 8, 1980 AS DOCUMENT 25574916 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PARCEL 4: (c/k/a 359 Hawthorne Circle, Mount Prospect, IL 60056 08-23-201-055-0000)

ALL THAT PART LYING WEST OF THE EAST 92.48 FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, OF THAT PART OF LOT 1 IN HAWTHORNES SUBDIVISION OF PART OF THE NORTH 20 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1975 AS DOCUMENT 23300430, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 1, 452.29 FEET; THENCE DUE SOUTH 166.51 FEET TO A POINT FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, 141.17 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, 52.80 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, 141.17 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 34 SECONDS EAST, 52.80 FEET TO THE POINT OF BEGINNING.

PARCEL 4A:

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**EXHIBIT "A"**

(Continued)

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 4 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED APRIL 7, 1976 AS DOCUMENT 23443254 AND CREATED BY DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 27, 1975 AND KNOWN AS TRUST NUMBER 49124 TO ROSE ANNE PEKNY DATED JUNE 25, 1980 AND RECORDED SEPTEMBER 8, 1980 AS DOCUMENT 25574912 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5: (c/k/a 365 Hawthorne Circle, Mount Prospect, IL 60056 08-23-201-058-0000)

ALL THAT PART LYING WEST OF THE EAST 92.32 FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, OF THAT PART OF LOT 1 IN HAWTHORNES SUBDIVISION OF PART OF THE NORTH 20 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1975 AS DOCUMENT 23300430, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE DUE WEST ALONG THE NORTH LINE OF LOT 1, 452.46 FEET; THENCE DUE SOUTH 21:99 FEET TO THE POINT FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 37 MINUTES 26 SECONDS EAST, 140.96 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 34 SECONDS WEST, 52.80 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 26 SECONDS, 140.96 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 34 SECONDS EAST, 52.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5A:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 5 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED APRIL 7, 1976 AS DOCUMENT 23443254 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 27, 1975 AND KNOWN AS TRUST NUMBER 49124 TO ROSE ANNE PEKNY DATED JUNE 25, 1980 AND RECORDED SEPTEMBER 8, 1980 AS DOCUMENT 25574904 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.