

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1906746101 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/08/2019 10:10 AM Pg: 1 of 3

MAIL TO:
Richard Kim
8930 Waukegan Road
Morton Grove, Illinois 60053

Dec ID 20190201601922
ST/CO Stamp 1-089-234-336 ST Tax \$255.00 CO Tax \$127.50

NAME & ADDRESS OF TAXPAYER:
Mukesh Singh
1682 Pebble Beach Drive
Hoffman Estates, Illinois 60169

The GRANTOR(S), Ryuji Yatomi and Apryl Wythe, husband and wife, of the Village of Hoffman Estates, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANTS to: the GRANTEE(S), Mukesh Singh, a single man of 1707 Maple Place, of the Village of Schaumburg in the County of Cook, in the State of Illinois, the following described property to wit:

SEE ATTACHED LEGAL DESCRIPTION.

hereby releasing and waiving all rights and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: Covenants, Conditions and Restrictions of Record; Public and Utility Easements; and General Real Estate Taxes not yet due and payable.

Permanent Index Number:
07-08-300-213-0000

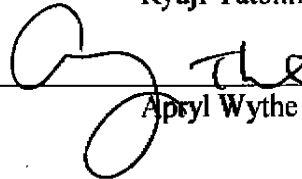
FIRST AMERICAN TITLE
FILE # 295-1324

Property Address:
1682 Pebble Beach Drive
Hoffman Estates, Illinois 60169

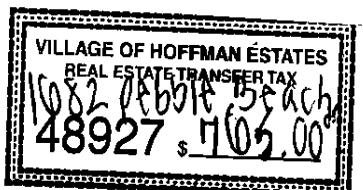
Dated this 20th day of February, 2019.



Ryuji Yatomi



Apryl Wythe



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STATE OF ILLINOIS,
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ryuji Yatomi and Apryl Wythe, 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 that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 20th day of February, 2019.



[Signature]
NOTARY PUBLIC

My commission expires 5-18-2021

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph _____, Section 4,
Real Estate Transfer Act
Date: _____

Prepared By:
Victoria L. Hoogervorst
1070 Larkin, Suite 2E
Elgin, Illinois, 60123

Signature: _____

Properly
COOK County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL ONE: THAT PART OF LOT 24 OF POPLAR CREEK CLUB HOMES, UNIT 2, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE SOUTH 89 DEGREES 56 MINUTES 03 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 9.40 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 57 SECONDS EAST, A DISTANCE OF 18.19 FEET, TO AN EXTERIOR CORNER OF A CONCRETE FOUNDATION; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION WALL, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.02 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.67 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.70 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.81 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.52 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.67 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.66 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.66 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.02 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.66 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.68 FEET, TO AN EXTERIOR CORNER OF SAID FOUNDATION FOR THE POINT OF BEGINNING; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.68 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.05 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.68 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.59 FEET, TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 0.51 FEET, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1682 AND 1680; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 48.23 FEET, TO A POINT OF INTERSECTION WITH THE EXTERIOR SURFACE OF SAID FOUNDATION; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.86 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.29 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.22 FEET; THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.72 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 0.44 FEET, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1682 AND 1684; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 31.92 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF A PART OF THE WESTERLY EXTERIOR SURFACE OF SAID FOUNDATION; THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 0.48 FEET TO THE POINT OF BEGINNING, IN POPLAR CREEK CLUB HOMES, UNIT 2, BEING A SUBDIVISION IN THE PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1985 AS DOCUMENT 85-019087, IN COOK COUNTY, ILLINOIS. PARCEL TWO: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED TO THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT RECORDED NOVEMBER 14, 1984, AS DOCUMENT 27336477, AND ANY AMENDMENTS THERETO.

Permanent Index #'s: 07-08-300-213-0000 (VOL. 187)

Property Address: 1682 Pebble Beach Dr, Hoffman Estates, Illinois 60169-1170