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Doc#: 1926717088 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/24/2019 11:43 AM Pg: 1 of 4

Dec ID 20190901690623
ST/CO Stamp 1-776-237-152 ST Tax \$230.00 CO Tax \$115.00

WARRANTY DEED

THE GRANTOR, RICHARD M MATTIMORE, AS TRUSTEE OF THE MATTIMORE FAMILY TRUST DATED NOVEMBER 11, 2010 of 6016 N LANDERS AVENUE, CHICAGO, IL for and in consideration of Ten and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

KATHLEEN M KELLY, a single person

of 3963 Belmont, Chicago, IL 60618

the following described Real Estate situated in the County of COOK in the State of ILLINOIS to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

PERMANENT INDEX NUMBER: 04-35-140-431-1025

PROPERTY ADDRESS: 710 WAUKEGAN ROAD, #307B, GLENVIEW, IL 60025

SUBJECT ONLY TO THE FOLLOWING, IF ANY:

Covenants, Conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing

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

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DATED THIS 19 DAY OF September, 2019

Richard M. Mattimore
 RICHARD M MATTIMORE,
 AS TRUSTEE

Ann F. Mattimore
 ANN F MATTIMORE

State of ILLINOIS, County of COOK, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Richard M. Mattimore
Ann F. Mattimore

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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19 day of September, 2019

Commission expires:



By: Mary M Biesty
NOTARY PUBLIC

Mail To:

Valerie Trabaris
345 E OHIO
#2203
CHICAGO IL 60611

Send Subsequent Tax Bills To:

Kathleen Kelly
710 Waukegan Rd
Glenview, IL 60025

This instrument was prepared by:

Valerie E. Trabaris
 Attorney at Law
 345 EAST OHIO #2203
 CHICAGO, IL 60611
 (847) 770-0261

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 19GST069165LP

For APN/Parcel ID(s): 04-35-314-043-1025

Parcel 1:

Unit "B"-307 in Orchard Glen Condominium Number 2 as delineated on the survey of the following described real estate: a Parcel of Land, being part of Lot 2 in Orchard Gardens Subdivision, a Subdivision of part of the South 1/2 of the South 1/2 of Section 35, Township 42 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on March 10, 1959 as document number 1849370, which Parcel of Land is bounded and described as follows:: Commencing at the Southeast corner of said Lot 2, and running thence West along the South line of said Lot 2, a distance of 359.25 feet to a point; thence North along a straight line, perpendicular to said South line of Lot 2, a distance of 25 feet to a point; thence Northwestwardly along a straight line, a distance of 149.91 feet to a point which is 164.12 feet North (measured perpendicular to said South line of Lot 2) and 415.10 feet West (measured along said South line of Lot 2) from aforesaid Southeast corner of Lot 2; thence Northeastwardly along a straight line, having as its Northerly terminus, a point which is 242.46 feet North (measured perpendicular to said South line of Lot 2) and 336.76 feet West (measured along said South line of Lot 2) from aforesaid Southeast corner of Lot 2, a distance of 26.49 feet, to a point which is 183.17 feet North (measured perpendicular) from the South line of said Lot 2, being the point of beginning for the Parcel of Land hereinafter described; thence continuing Northeastwardly along said last described straight line, a distance of 83.85 feet to said point which is 242.46 feet North (measured perpendicular to said South line of Lot 2) and 336.76 feet West (measured along said South line of Lot 2) from aforesaid Southeast corner of Lot 2; thence North along a straight line, (being perpendicular to the aforesaid South line of Lot 2), a distance of 97.12 feet; thence Northwestwardly along a straight line, a distance of 77.27 feet to a point which is 45.00 feet South (measured perpendicular to the North line of Lot 2) and 254.84 feet East (measured along the North line of Lot 2) from the Northwest corner of said Lot 2, said Northwest corner being also the Southwest corner of Lot 10 in Palmgren's Subdivision; thence West along a straight line parallel to said North line of Lot 2, a distance of 109.10 feet; thence Southwestwardly along a straight line, a distance of 101.65 feet to the point of intersection with a line 25.0 feet Northeasterly from and parallel with the Southwesterly line of said Lot 2, said point being 116.87 Feet South (measured perpendicular) from the North line of said Lot 2; thence Southeastwardly along said line which is 25.0 feet Northeasterly from and parallel with the Southwesterly line of Lot 2, a distance of 110.15 feet; thence Southeastwardly along a straight line, a distance of 47.24 feet to a point which is 183.17 feet North (measured perpendicular to said South line of Lot 2) and 494.40 feet (measured along said South line of Lot 2) from aforesaid Southeast corner of Lot 2; Thence East along a straight line, parallel to said South line of Lot 2, a distance of 98.35 feet to the point of beginning which survey is attached as Exhibit "A" to the Declaration made by the Amalgamated Trust and Savings Bank, as Trustee under trust agreement dated January 29, 1975 known as trust number 2805 record in the office of the Registrar of

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LEGAL DESCRIPTION

(continued)

titles as document number LR 2930613; together with their undivided percentage interest in the common elements as set forth in said Declaration.

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1, as set forth in the Declaration of Easements made by Amalgamated Trust and Savings Bank, an Illinois banking corporation, as Trustee under trust agreement dated January 29, 1975 and known as trust number 2805, and filed April 7, 1977 as document number LR 2930612 and created by the Deed from Amalgamated Trust and Savings Bank, an Illinois banking corporation, as Trustee under trust agreement dated January 29, 1975 and known as trust number 2805 filed May 16, 1977 as Document Number LR2938161 in Cook County, Illinois.

Property of Cook County Clerk's Office