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Doc#: 1933846402 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/04/2019 01:57 PM Pg: 1 of 4

PREPARED BY:

John R. Carrozza
The Law Office of John R. Carrozza, P.C.
2715 N. Thatcher Avenue
River Grove, IL 60171

Dec ID 20190701620470
ST/CO Stamp 1-214-933-344 ST Tax \$230.50 CO Tax \$115.25

(Above Space for Recorder's use only)

WARRANTY DEED

The Grantor(S), THERESE I. MINTJAL, a married woman^{*}, whose address is 3 Roundstone Lane, Barrington Hills, Illinois 60010, 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 to her in hand paid, CONVEY(S) and WARRANT(S) to the Grantee(s) DENIS LANCIU, a married man, of 1721 Poplar Place, Unit 307, Schaumburg, Illinois 60173, all interest in the real estate legally described as follows, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Common Address: 1686 Pebble Beach Drive
Hoffman Estates, Illinois 60141

Permanent Index Number (P.I.N.) 07-08-300-215-0000

SUBJECT TO THE FOLLOWING RESTRICTIONS: (a) All real estate taxes and assessments not yet due and payable; (b) special assessments confirmed after the contract date; (c) building line and occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) if applicable, party wall rights and agreements, terms, provisions, covenants and conditions of the declaration of condominium, if any, including any and all amendments thereto, any easements established or implied from the declaration or amendments thereto and any limitations imposed by the Illinois Condominium Property Act; (f) condominium or homeowner assessments, if any; and (g) all matters of record;

** This is not a homestead property for the grantor's spouse.*

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises IN FEE SIMPLE ABSOLUTE, forever.

Dated this 26th day of November, 2019.

Therese I. Mintjal
THERESE I. MINTJAL

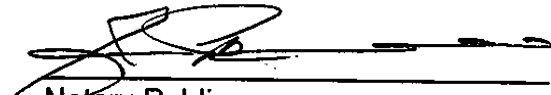
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

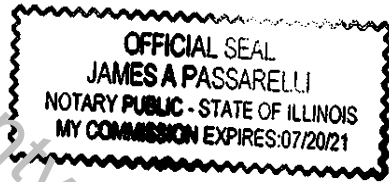
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that THERESE I. MINTJAL, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she has signed, sealed and delivered the said instrument as her 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 notary seal, this 26th day of November 2019.



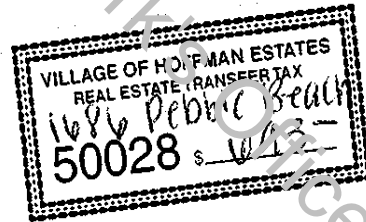
Notary Public

AFTER RECORDING RETURN TO:



SEND SUBSEQUENT TAX BILLS TO:

Denis Lavin
1686 Pebble Beach Dr.
Hoffman Estates, IL 60169



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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 24 OF POPLAR 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, 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 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.70 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.81 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 1.52 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 1.68 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.66 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 1686 AND 1684; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 31.92 FEET, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF A PART OF THE EASTERLY EXTERIOR SURFACE OF SAID FOUNDATION; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST ALONG THE EXTERIOR OF SAID FOUNDATION, A DISTANCE OF 0.30 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE ALONG THE EXTERIOR SURFACE OF SAID CONCRETE FOUNDATION THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 12.25 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.31 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.08 FEET; THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.62 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.11 FEET; THENCE NORTH 15 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF .032 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE

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OF 12.10 FEET; THENCE SOUTH 15 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.11 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 1646 AND 1688; THENCE NORTH 74 DEGREES 28 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 32.16 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 WESTERLY EXTENSION, A DISTANCE OF 0.50 FEET TO THE POINT OF BEGINNING, IN POPLAR CREEK CLUB UNIT 2 BEING A SUBDIVISION IN PART OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 31 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1985 AS DOCUMENT 85019087, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED TO THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336477, AND ANY AMENDMENTS THERETO.

Premises commonly known as: 1686 Pebble Beach Drive, Hoffman Estates, IL 60192 69

Property Index Number (P.I.N.): 07-08-300-215-0000