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Doc#. 2023820166 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/25/2020 01:45 PM Pg: 1 of 4

Dec ID 20200601601918
ST/CO Stamp 1-240-267-488 ST Tax \$121.00 CO Tax \$60.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Richard A. Smith

20115791
20115971
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

(The Above Space for Recorder's Use Only)

THE GRANTOR Richard A. Smith, Trustee of the Richard Smith Living Trust Dated May 16, 2018, of Elgin, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Armita Scott, An Unmarried woman, of _____, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 28-09-100-138-1101 ~ 1013

Property Address: 14505 Central Court, Unit PH1, Oak Forest, IL 60452

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

Dated this 12 day of June 2020.

Richard A. Smith

Richard A. Smith Trustee of the Richard Smith
Living Trust Dated May 16, 2018

THIS IS NOT HOMESTEAD PROPERTY

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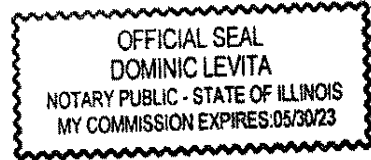
STATE OF ILLINOIS)
) SS,
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard A. Smith 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 signed, sealed and delivered in the instrument as 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 notarial seal, this 12 day of June, 2020.



Notary Public



THIS INSTRUMENT PREPARED BY
Law Offices of Angela M. Tricoci P.C.
162 E. Chicago Street
Elgin, IL 60120

MAIL TO:

Tracey Rapp
552 S Elizabeth
Lombard, IL 60148

SEND SUBSEQUENT TAX BILLS TO:

Armita Scott
14505 Central Court
Unit PH1
Oak Forest, IL 60452

REAL ESTATE TRANSFER TAX

13-Jul-2020



COUNTY: 60.50
ILLINOIS: 121.00
TOTAL: 181.50

28-09-100-138-1013

| 20200601601918 | 1-240-267-488

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 14505 PH1, IN LOT 11 AS DELINEATED ON SURVEY OF LOTS 11, 12 AND 13 IN SCARBOROUGH FARE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER (EXCEPT THE EAST 541.60 FEET THEREOF) ALSO (EXCEPT THE NORTH 610.00 FEET THEREOF) AND (ALSO EXCEPT THE SCHOOL LOT IN THE SOUTHEAST QUARTER THEREOF) ALL IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, RECORDED NOVEMBER 30, 1973, AS DOCUMENT NUMBER 22559236, TOGETHER WITH THAT PART OF OUTLOT "A" IN AFORE DESCRIBED SCARBOROUGH FARE SUBDIVISION FALLING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES OF SAID SUBDIVISION: BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF LOT 11 IN SCARBOROUGH FARE SUBDIVISION AFORESAID; THENCE SOUTH 00 DEGREES 01' 11" WEST ON A LINE WHICH IS THE SOUTHERLY PROLONGATION OF AN EAST LINE OF SAID LOT 11, A DISTANCE OF 21.157 FEET TO A POINT ON THE ARC OF A CIRCLE (BEING ON THE NORTHERLY LINE OF SCARBOROUGH LANE, A 31.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS HERETOFORE DEDICATED IN SCARBOROUGH FARE SUBDIVISION AFORE DESCRIBED); THENCE NORTHWESTERLY ON SAID ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 315.50 FEET, A DISTANCE OF 28.079 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 43' 13" WEST ON A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 167.414 FEET TO A POINT ON THE EAST LINE OF CENTRAL AVENUE, AS HERETOFORE DEDICATED IN SCARBOROUGH FARE SUBDIVISION AFORESAID; THENCE NORTH 00 DEGREES 01' 11" EAST ON THE LAST DESCRIBED LINE A DISTANCE OF 350.32 FEET TO A POINT ON THE NORTH LINE OF SAID SCARBOROUGH FARE SUBDIVISION; THENCE SOUTH 89 DEGREES 41' 55" EAST ON THE LAST DESCRIBED LINE A DISTANCE OF 350.68 FEET TO THE NORTHWEST CORNER OF LOT 14 IN SAID SUBDIVISION; THENCE SOUTH

00 DEGREES 18' 05" WEST ON THE WEST LINE OF SAID LOT 14 A DISTANCE OF 26.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 41' 55" EAST ON THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 5.00 FEET TO THE MOST NORTHWESTERLY CORNER OF SUSSEX COURT (BEING AN EASEMENT FOR INGRESS AND EGRESS AS HERETOFORE DEDICATED IN SCARBOROUGH FARE SUBDIVISION AFORESAID); THENCE (THE FOLLOWING TWO COURSES BEING ON A WEST LINE AND A SOUTHWEST LINE OF SAID EASEMENT FOR INGRESS AND EGRESS) SOUTH 00 DEGREES 00' 00" EAST A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 44 DEGREES 58' 49" EAST A DISTANCE OF 18.00 FEET TO A POINT; THENCE SOUTH 45 DEGREES 01' 11" WEST A DISTANCE OF 29.073 FEET TO A POINT; THENCE NORTH 09 DEGREES 58' 49" WEST A DISTANCE OF 37.707 FEET TO A NORTHEAST CORNER OF SAID LOT 11; THENCE (THE FOLLOWING FIVE COURSES BEING ON THREE EAST LINES AND ON TWO SOUTH LINES OF SAID LOT 11) SOUTH 00 DEGREES 01' 11" WEST A DISTANCE OF 82.842 FEET TO A POINT; THENCE NORTH 89 DEGREES 58' 49" WEST A DISTANCE OF 28.698 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01' 11" WEST A DISTANCE OF 100.680 FEET TO A POINT; THENCE NORTH 89 DEGREES 58' 49" WEST A DISTANCE OF 66.010 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01' 11" WEST A DISTANCE OF 61.340 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "AA" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE FORD CITY BANK, AS TRUSTEE UNDER TRUST NUMBER 730, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22507419; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET

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FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2:

UNIT G-C5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SCARBOROUGH FARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22907419, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
14505 Central Ct Unit PH1
Oak Forest, IL 60452

PIN#: 28-09-100-138-1013 & 1101

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