

WARRANTY DEED

(Illinois - Individual)

PREPARED BY: P-20-600911  
Colin H. Gilbert  
Drost Gilbert Andrew & Apicella LLC  
4811 Emerson Avenue, Suite 110  
Palatine, IL 60067

Doc#: 2028444260 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/12/2020 02:47 PM Pg: 1 of 3  
Dec ID 20200601615432  
ST/CO Stamp 1-641-305-824 ST Tax \$440.00 CO Tax \$220.00

MAIL TO:  
Alena Jotkus  
Schoenberg Finkel Newman & Rosenberg LLC  
222 S Riverside Plaza, Suite 2100  
Chicago, IL 60606

NAME & ADDRESS OF TAXPAYER:  
Meryl Lachman  
44 N. Vail Avenue, #601  
Arlington Heights, IL 60005

SPACE ABOVE RESERVED FOR  
RECORDER'S USE ONLY

THE GRANTOR(S): Walter Kerr, married, of the City of Elmhurst, County of DuPage and State of Illinois, for consideration of the sum of \$10.00 DOLLARS, cash and other good and valuable consideration, in hand paid, at or before delivery of this document, receipt of which is hereby acknowledged, has bargained, and sold and by this document and does grant, bargain, sell, CONVEYS and WARRANTS unto said GRANTEE(S): Meryl Lachman, single, of 151 Wing Street, Unit 708, Arlington Heights, Illinois 60005, on behalf of himself/herself, their heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest claim or demand which the Grantor may have had in and to the following described real estate in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for <sup>2020</sup>~~2019~~ and subsequent years; Covenants, conditions and restrictions of record, building lines and easements, if any.

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 premise forever.

Permanent index numbers: 03-29-340-032-1061 NOT HOMESTEAD PROPERTY

Property address: 44 N. Vail Avenue, Unit 601, Arlington Heights, IL 60005

DATED this 6<sup>TH</sup> day of July, 2020.

Please SEAL X Walter Kerr SEAL X \_\_\_\_\_  
Print or type Walter Kerr  
Names below  
Signatures

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: Walter Kerr, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and appeared before me on this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 6 day of July, 2020.

X Melinda M. Vetter  
NOTARY PUBLIC

My commission expires 11-20-2020



Cook County Clerk's Office

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 601 IN THE VAIL AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 24 IN THE TOWN OF DUNTON BEING A SUBDIVISION OF THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 29; THENCE NORTH 89 DEGREES 21 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 24, 151.75 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 34 SECONDS EAST, 265.17 FEET TO THE NORTH LINE OF SAID BLOCK 24; THENCE SOUTH 89 DEGREES 21 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 24, 150.11 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 24; THENCE SOUTH 00 DEGREES 17 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 24, 265.20 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00625338, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE P44 AND P112, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00625338.

### PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN CROSS EASEMENT AND COST SHARING AGREEMENT RECORDED AS DOCUMENT NUMBER 00577251.