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Doc#. 2028921086 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/15/2020 11:08 AM Pg: 1 of 5

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

BRENDAN R. APPEL
NORTH SHORE PROPERTY LAW
191 WAUKEGAN ROAD
SUITE 360
NORTHFIELD, ILLINOIS 60093

Dec ID 20200801664911
ST/CO Stamp 0-034-687-456 ST Tax \$288.00 CO Tax \$144.00

AFTER RECORDING RETURN TO:

FLORA MORADZADEH
702 WAUKEGAN ROAD
UNIT 305A
GLENVIEW, ILLINOIS 60025

PROPERTY ADDRESS:

702 WAUKEGAN ROAD
UNIT 305A
GLENVIEW, ILLINOIS 60025
(COOK COUNTY)

PERMANENT INDEX NUMBER:

04-35-314-041-1023

THE GRANTOR, **MIRIAM WALLACE**, a divorced and not since remarried woman, of the Village of Glenview, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** to **FLORA MORADZADEH**, a widow and not since remarried, of the Village of Skokie, County of Cook, State of Illinois, all of Grantors' right, title, and interest in and to the following described real estate, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois:

2026457 1 of 1
AFTER RECORDING, MAIL TO:

SEE ATTACHED EXHIBIT A

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

SUBJECT 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.

UNOFFICIAL COPY**EXHIBIT A****Legal:****PARCEL 1:**

UNIT NO. "A-305" IN ORCHARD GLEN CONDOMINIUM NUMBER 1, AS DELINEATED ON SURVEY OF 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 16, 1959 AS DOCUMENT NUMBER LR1849370, 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 OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 149.91 FEET 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 NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 110.79 FEET TO 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; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 97.12 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 70.54 FEET TO A POINT WHICH IS 192.58 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 189.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) AND FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 142.58 FEET, TO A POINT 50.0 FEET NORTH OF SAID SOUTH LINE; THENCE WEST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED LINE, A DISTANCE OF 32.00 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25.00 FEET; THENCE WEST ALONG A LINE 25.00 FEET NORTH FROM AND PARALLEL WITH SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 137.49 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER LR2885260 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AFORESAID AS SET FORTH IN INSTRUMENT RECORDED AS DOCUMENT LR2885259 AND AS CREATED BY DEED FROM AMALGAMATED TRUST AND SAVING BANK, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 29, 1975 AS TRUST NUMBER 2805 TO HENRY J. KADING AND LORETTA M. KADING, HIS WIFE DATED SEPTEMBER 15, 1977 AND FILED OCTOBER 6, 1977 AS DOCUMENT LR2972416 OVER AND UPON THAT 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

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REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT NUMBER 1849370, WHICH PART OF LOT 2 IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 AND RUNNING, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 (BEING ALSO THE WESTERLY LINE OF WAUKEGAN AVENUE), A DISTANCE OF 60 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID EASTERLY LINE OF LOT 2, A DISTANCE OF 54.10 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 47.79 FEET TO A POINT WHICH IS 25.0 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 89.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE WEST ALONG A LINE 25 FEET NORTH FROM AND PARALLEL WITH SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 269.49 FEET; THENCE SOUTH ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25.0 FEET TO SAID SOUTH LINE; THENCE EAST ALONG SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 359.25 FEET, TO THE POINT OF BEGINNING, FOR INGRESS AND EGRESS.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN INSTRUMENT FILED AS DOCUMENT LR2885259 AND AS CREATED BY DEED FROM AMALGAMATED TRUST AND SAVING BANK, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 29, 1975 AS TRUST NUMBER 2805 TO HENRY J. KADING AND LORETTA M. KADING, HIS WIFE DATED SEPTEMBER 15, 1977 AND FILED OCTOBER 6, 1977 AS DOCUMENT LR2972416 OVER AND UPON THAT PART OF LOT 2 IN ORCHARD GARDENS SUBDIVISION, A SUBDIVISION OF THAT 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 16, 1959 AS DOCUMENT NUMBER LR1849370, WHICH PART OF LOT 2 IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, AND RUNNING, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 (BEING ALSO THE WESTERLY LINE OF WAUKEGAN AVENUE). A DISTANCE OF 60.0 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID EASTERLY LINE OF LOT 2, A DISTANCE OF 54.10 FEET TO THE POINT OF BEGINNING FOR THAT PART OF LOT 2 HEREINAFTER DESCRIBED: THENCE NORTH WESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 116.73 FEET TO A POINT WHICH IS 141.06 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 138.24 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 51.52 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 20.0 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 36.16 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 90.28 FEET TO A POINT WHICH IS 57.22 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 89.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE SOUTH ALONG A STRAIGHT LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 32.22 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 47.79 FEET TO THE POINT OF BEGINNING FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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American Land Title Association

File Number : 2026457
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

Address: 702 Waukegan Rd., Unit 305A, Glenview, IL 60025

PIN #: 04-35-314-041-1023 ✓

PIN #:

PIN #:

Township: Northfield

Property of Cook County Clerk's Office

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