

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2031355262 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/10/2020 04:17 PM Pg: 1 of 3

Dec ID 20200901606736  
ST/CO Stamp 0-122-691-040 ST Tax \$433.50 CO Tax \$216.75

THE GRANTOR(S), Robert C. Ipsen and Kathleen L. Ipsen, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

Rani Ganesan  
and  
Erik D. Gutierrez, BOTH UNMARRIED

As Tenants by the Entirety, (As Joint Tenants) As Tenants in Common (choose one)

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

### SUBJECT TO:

Covenants, conditions and restrictions of record, General real estate taxes not yet due and payable

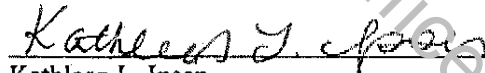
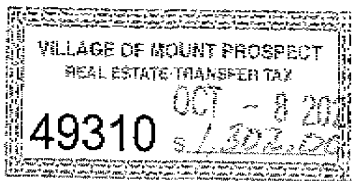
Permanent Real Estate Index Number(s): 08-12-309-021-0000

Address(es) of Real Estate: 522 S. Emerson Street., Mount Prospect, IL 60056

Dated this 6<sup>th</sup> day of October, 2020



Robert C. Ipsen  
Robert - C. Ipsen

  
Kathleen L. Ipsen  
Kathleen L. Ipsen

# UNOFFICIAL COPY

STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert C. Ipsen and Kathleen L. Ipsen personally known to me to be the same person(s) whose name(s) 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 6<sup>th</sup> day of October, 2020



Patrick Witte (Notary Public)

**Prepared By:** Bradford Miller Law PC  
10 S. LaSalle, Suite 2920  
Chicago, IL 60603

**After Recording Mail To:**

522 S EMERSON ST  
Mt. prospect, IL 60056

**Name & Address of Taxpayer:**

Rani Ganesan  
522 S. Emerson St  
Mt. prospect, IL 60056

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 20GSA629579LP

For APN/Parcel ID(s): 08-12-309-021-0000

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF SOUTH LINE OF THE NORTH 1222 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION WITH THE CENTER LINE OF EMERSON STREET (PRODUCED SOUTH) AS LAID OUT IN PROSPECT HIGHLANDS, A SUBDIVISION OF PART OF THE NORTH 60 RODS OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 1222 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 189.02 FEET TO A POINT IN WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH ALONG SAID LINE 108.28 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 189.01 FEET TO CENTER LINE OF EMERSON STREET (PRODUCED SOUTH); THENCE NORTH ALONG SAID CENTER LINE 108 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office