

UNOFFICIAL COPY

Doc#: 2102807198 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/28/2021 12:08 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

PT 20.65540
1 of 1

Dec ID 20201201688007
ST/CO Stamp 2-106-445-792 ST Tax \$2,700.00 CO Tax \$1,350.00

THE GRANTOR(S), BRUCE STEVENS, II and NANCY STEVENS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, AS TO PARCEL 1; and NANCY STEVENS, MARRIED TO BRUCE STEVENS, II, AS TO PARCEL 2, of Winnetka, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to JOSEPH ALBERT ABADI and CARLEY ANN GROOBMAN, Husband and Wife, of Glenview, Illinois, not as Joint Tenants, not as Tenants in Common, but as Tenants By The Entirety, all interest in the following described Real Estate situated in Cook County in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, and building line and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general taxes not yet due and payable at the time of closing.

And hereby releasing and waiving all rights to Parcel 2 under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 05-29-100-094-0000;
05-29-100-097-0000 &
05-29-100-098-0000

Address(es) of Real Estate: 50 Woodley Road, Winnetka, IL 60093

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Dated this 14 day of December, 2020

[Signature]
BRUCE STEVENS, II, as to Parcel 1
And solely for the purposes of
waiving homestead as to Parcel 1
(us)

[Signature]
NANCY STEVENS, as to Parcel 1 and 2

STATE OF IL)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BRUCE STEVENS, II and NANCY STEVENS, 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 14TH day of December, 2020



[Signature] (Notary Public)

Prepared By: Mr. Michael R. Grabill
Olson, Grabill & Flitcraft
707 Skokie Blvd.
Suite 420
Northbrook, IL 60062

Mail To:

Mr. Michael A. Goldhirsh
618 Academy Dr. Unit B
Northbrook, IL 60062

Name & Address of Taxpayer:

Joseph Abadi & Carley Groobman
50 Woodley Road
Winnetka, IL 60093

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LEGAL DESCRIPTION

Parcel 1:

That part of the Northwest 1/4 of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, and part of Lots 1 and 2 in Ettelson's Subdivision of part of said Northwest 1/4, described as follows:

Beginning at a point 251.58 feet East of the West line and 520.0 feet South of the North line of said Northwest 1/4; thence South 73 degrees 18 minutes East, 132.34 feet to the place of beginning of the herein described tract; thence South 73 degrees 18 minutes East, 168.76 feet to the center line of Woodley Road; thence Southerly on the center line of said Woodley Road on a curve with a radius of 203.15 feet convex Westerly, a chord distance of 212.15 feet; thence South 64 degrees 06 minutes 30 seconds West, 7.0 feet; thence South 31 degrees 01 minute 30 seconds West 21.21 feet to a point 501.22 feet East of the West line and 836.84 feet South of the North line of the Northwest 1/4 of said Section 29; thence North 89 degrees 31 minutes 30 seconds West on a line of the Northwest 1/4 of said Section 29, for a distance of 272.62 feet to a point 178.60 feet East of the Southwest Corner of Lot 2 in the aforesaid Ettelson's Subdivision; thence North 00 degrees 06 minutes 15 seconds West parallel with the West line of said Lots 1 and 2, for a distance of 252.37 feet; thence North 80 degrees 03 minutes East, 151.88 feet to the place of beginning, all in Cook County, Illinois.

Parcel 2:

All that part of Lots 1 and 2, taken as a single tract, in Ettelson's Subdivision of part of the Northwest 1/4 of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows::

Beginning at the Southwest Corner of Lot 2, aforesaid; thence South 89 degrees 31 minutes 30 seconds East 178.60 feet on the South line of said Lot 2; thence North 00 degrees 06 minutes 15 seconds West parallel with the West line of said Lots 1 and 2, for a distance of 252.37 feet; thence North 80 degrees 03 minutes East 151.88 feet to the most Easterly Corner of said Lot 1; thence North 73 degrees 18 minutes West 132.34 feet to the most Northerly Corner of said Lot 1; thence South 00 degrees 06 minutes 15 seconds East 12.58 feet to a Corner of Lot 1; thence North 89 degrees 28 minutes 45 seconds West on the North line of Lot 1, for a distance of 201.60 feet to the Northwest Corner of said Lot 1; thence South 00 degrees 06 minutes 15 seconds East on the West line of said Lots 1 and 2, for a distance of 304.42 feet to the place of beginning, in Cook County, Illinois.