

# UNOFFICIAL COPY

CT

20ST035495K

CB 1 of 3

Warranty Deed  
Tenants by Entirety

Doc#: 2107520092 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/16/2021 08:06 AM Pg: 1 of 4

Dec ID 20210201640724  
ST/CO Stamp 0-222-387-216 ST Tax \$1,679.00 CO Tax \$839.50

ILLINOIS

THE GRANTORS, RICHARD H. COOPER and LANA S. COOPER, husband and wife, of 79 Woodley Road, Winnetka, Illinois 60093, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEES, ADDAM PIAZZA and MEGAN PIAZZA, husband and wife, of 2091 Old Willow Road, Northfield, Illinois 60093, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Lake in the State of Illinois, to wit: \* n.

(See attached Legal Description)

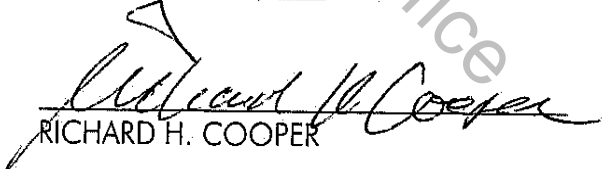
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: General taxes for 2020 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Number: 05-29-102-076-0000  
Address of Real Estate: 79 Woodley Road  
Winnetka, Illinois 60093

The date of this conveyance is

February 16, 2021

  
RICHARD H. COOPER

  
LANA S. COOPER

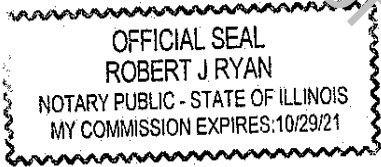
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State of Illinois            )  
   ) §  
 County of Lake             )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD H. COOPER and LANA S. COOPER, husband and wife, personally known to me to be the same persons whose names 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.

My Commission Expires:

Given under my hand and official seal



8/16/21

*Robert J Ryan*  
 \_\_\_\_\_  
 Notary Public

This document prepared by:

Robert J. Ryan  
 Suite 303  
 560 Green Bay Road  
 Winnetka, IL 60093  
 847 441-7780

Mail to: *Adam Piazza*  
*Megan Piazza*  
*79 Woodley Rd.*  
*Winnetka, IL 60093*

Cooper House, WARR DEED ENT 12-10-20

Property of Cook County Clerk's Office

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 20ST03549SK

For APN/Parcel ID(s): 05-29-102-076-0000

Parcel 1: The South 68.0 Feet of the West 200.0 Feet of Lot 5, together with the West 200.0 Feet of Lot 7 in Nergard's Subdivision of part of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded July 10, 1917 in Book 152 of Plats on Page 2, as document number 6150238, in Cook County, Illinois.

Parcel 2: All that part of the West 200.0 Feet of Lot 14 and all that part of the West 200.0 Feet of Lot 15 in Bernard Kloeplers Resubdivision of part of the West 1/2 of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, as recorded January 4, 1888 as document number 910649, lying East of the West line of said Lot 5 in said Nergard's Subdivision extended South and lying North of a line 167.0 Feet South of and parallel with the North line of Lot 14 in said Bernard Kloeplers Resubdivision, in Cook County, Illinois.

Parcel 3: Easement for the benefit of Parcel 1, as created by deed from the Northern Trust Company, a corporation of Illinois, as Trustee to Edward Anderson, dated April 5, 1930 and recorded April 29, 1930 as document number 10648169, and by the deed from Richard Bresee Hart and Helen Buehler Hart, his wife to Clarence A. Hemphill dated June 27, 1963 and recorded June 26, 1963 as document number 18839385, and by Declaration and Grant of Easements made by the 1st National Bank of Chicago, as Trustee under trust agreement dated August 30, 1963 and known as trust number 59261, Richard Bresee Hart and Helen Buehler Hart, his wife, dated March 13, 1964 and recorded April 2, 1964 as document number 19089376, as amended and supplemented by Instrument made by the 1st National Bank of Chicago, as Trustee under trust agreement dated August 30, 1963 known as trust number 59261, Richard Bresee Hart and Helen Buehler Hart, his wife, and John Irving Shaw, dated May 25, 1964 and recorded June 5, 1964 as document number 19148042 for Ingress and Egress said easement being of varying widths as shown on said Plat recorded as document number 19089375, as amended and supplemented as document number 19148042, over and across Lots 3, 5, 6, and 7 in Nergard's Subdivision and Lot 11 in Bernard Kleopfer's Resubdivision in the West 1/2 of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, the center line of which is defined as follows: beginning at a point in the West line of Locust Road being 30 Feet West of the East line of the West 1/2 of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, 16.5 Feet South of the North line of Lot 7 in Nergard's Subdivision and running thence West parallel with said North line 406.04 Feet to a point of curve; thence Northwesterly along a curved line having a radius of 100 Feet convex Southwesterly 127.84 Feet as measured North 50 Degrees 16 Minutes West along the chord of said curve to a point of Tangency; thence North 10 Degrees 32 Minutes West along a straight line, 96.81 Feet to a point of curve; thence Northerly and Westerly along a curved line having a radius of 190 Feet, convex Northeasterly 268.08 Feet as measured North 55 Degrees 32 Minutes West along the chord of said curve to a point of Tangency; thence South 79 Degrees 28 Minutes West along a straight

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## LEGAL DESCRIPTION

(continued)

line 474.31 Feet to a point of curve; thence Westerly and Northerly along a curved line having a radius of 127 Feet, convex Southwesterly 233.0 Feet as measured North 33 Degrees 59 1/2 Minutes West along the chord of said curve to a point of reverse curve; thence Northerly along a curved line having a radius of 183.71 Feet convex Easterly 103.74 Feet as measured North 16 Degrees 09 Minutes East along the chord of said curve to a point of tangency in the South line of the North 35 Feet of that part of Lot 11 in Bernard Kloepfer's Resubdivision lying South of the North line of Lot 6 in Nergard's Subdivision extended West, said point of Tangency being 16.515 Feet West of the East line of Lot 3 in Nergard's Subdivision extended South, and thence North along a line 16.515 Feet West of and parallel with the East line of said Lot 3 in Nergard's Subdivision and said line extended South, 318.14 Feet more or less to the center line of an intersecting roadway running North East and South West, and also that part of a private roadway the center line of which is described as beginning on the West line of said Lot 5 in Nergard's Subdivision aforesaid, 68.0 Feet North of the Southwest corner thereof and running thence East along the North line of the South 68.0 Feet of said Lot 5, 200.0 Feet to a point; thence Northeasterly along the radial line extended to the 127.0 foot radius of such private roadway, herein before described, 83.03 Feet to the center line of said private roadway (except that part thereof falling in Parcels 1 and 2), all in Cook County, Illinois.

Cook County Clerk's Office