

UNOFFICIAL COPY

Doc#: 2112618251 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/06/2021 11:59 AM Pg: 1 of 2

Dec ID 20210401612134
ST/CO Stamp 1-918-533-136 ST Tax \$600.00 CO Tax \$300.00

WARRANTY DEED ILLINOIS STATUTORY

JOINT TENANCY

THE GRANTOR(s) *LONNY N. BLACK and KAREN BLACK, husband and wife* of Sycamore, Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to *ROSARIO CASSATA, divorced and not since re-married and FRANK CASSATA, married to Linsy Cassata* of Barrington, Illinois as *Joint Tenancy*, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

THAT PART OF EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID EAST 1/2; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 556.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF THE WEST LINE OF THE EAST 1/2 OF SAID SOUTH WEST 1/4 A DISTANCE OF 437.63 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTH WEST 1/4, A DISTANCE OF 537.95 FEET TO A POINT ON A LINE 232.93 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH WEST 1/4; THENCE NORTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 437.61 FEET TO THE NORTH LINE OF SAID SOUTH WEST 1/4; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 539.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 15 FEET OF THE FOLLOWING DESCRIBED EASEMENT; EASEMENT FOR INGRESS AND EGRESS WHICH IS 30 FEET WIDE AND THE CENTER OF WHICH LIES ALONG A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST AND WEST CENTER LINE OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, THAT IS 556 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1,032 FEET, AS CREATED BY EASEMENT BETWEEN EDWIN D. LAWLOR, JR. AND DOROTHY D. LAWLOR, HIS WIFE AND LAWRENCE H. GALLORY AND ISABEL L. GALLORY, HIS WIFE, RECORDED DECEMBER 27, 1954 AS DOCUMENT NUMBER 16106946 AND BY DEED IN TRUST MADE BY EDWIN D. LAWLOR, JR. AND DOROTHY D. LAWLOR, HIS WIFE, TO WEST SUBURBAN BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 6, 1978, KNOWN AS TRUST NUMBER 1655 IN COOK COUNTY, ILLINOIS.

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 21771417-IL

UNOFFICIAL COPY

SUBJECT TO: General taxes for 2020 and subsequent years; building lines and zoning and building laws and ordinances, and covenant and restrictions of record as to use and occupancy, as long as the same are not presently violated and will not be violated at the time of closing, neither forfeiture nor reversion is provided for upon breach, and do not interfere with Purchaser's use, occupancy and enjoyment of the Property as a single-family residence; public and utility easements, as long as the same do not underlie the improvements to the Property; the first mortgage lien recorded with the warranty deed; and acts done or suffered by or through the Purchaser.

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 forever.

Permanent Real Estate Index Number(s): 01-07-301-010-0000

Address of Real Estate: 157M Helm Road, Barrington, Illinois 60010

Dated this 28th day of April, 20 21.



LONNY N. BLACK



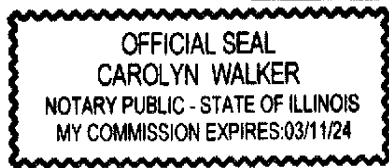
KAREN BLACK

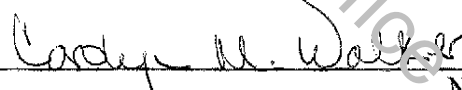
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for Cook County, State of Illinois, certify that *Lonny N. Black and Karen Black* personally known to me to be the same people 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.

Given under my hand and official seal, this 28th day of April, 2021.





Notary Public

Prepared by:
Nicholas J. Lagattuta, P.C.
1515 E. Woodfield Road
Suite 880
Schaumburg, Illinois 60173

Mail To:
Mr. Rosario Cassata
Mr. Frank Cassata
157M Helm Road
Barrington, Illinois 60010

Name and Address of Taxpayer:
Mr. Rosario Cassata
Mr. Frank Cassata
157M Helm Road
Barrington, Illinois 60010