

# UNOFFICIAL COPY

**WARRANTY DEED**  
Statutory Illinois

Doc# 2113312299 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/13/2021 12:51 PM Pg: 1 of 5

Dec ID 20210401616352  
ST/CO Stamp 0-395-669-776 ST Tax \$245.00 CO Tax \$122.50

THE GRANTOR,

**N3N 1250 LLC**, an Illinois Limited Liability Company, of the City of FORT MYERS, State of FLORIDA for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS TO:

**THOMAS TSAGANOS**, of  
3933 Joanne Drive  
Glenview IL 60024

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO.**

Property Index Number (PIN): 04-03-200-023-1019

Subject only to the following, if any: covenants, conditions, and restrictions of record; building lines and easements, general real estate taxes not yet due and payable at the time of Closing;

hereby releasing and waiving all rights under the Homestead Exemption Laws of the State of Illinois.  
TO HAVE AND TO HOLD said premises FOREVER.

Address of Real Estate: 1250 Rudolph Road 2E, Northbrook, IL 60062

[SIGNATURE ON FOLLOWING PAGE]





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DATED this 30 day of April, 2021.

N3N 1250 LLC

By: Larry Greenspon  
Authorized Representative

State of Illinois )  
  ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LARRY GREENSPON, AS MANAGER OF N3N 1250 LLC, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 30 day of April, 2021.

Cynthia Mendez  
NOTARY PUBLIC



Commission expires: 11/17/24

Clerk's Office

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## EXHIBIT "A" Legal Description

### Parcel 1:

Unit Number 2-'E', in the Condominiums of Northbrook Court Condominium II, as delineated on a survey of the following described real estate:

That part of the Northeast 1/4 of Section 3, Township 42 North, Range 12, East of the Third Principal Meridian, being more particularly described as follows:

Commencing at the point of intersection of a line drawn 50.00 feet West and parallel with the East line of the Northeast 1/4 of the Northeast 1/4 of said Section 3, with the South line of Lake-Cook road per Document Number 23113812;

Thence North 89 degrees 56 minutes 42 seconds West, along the said South line of Lake-Cook road, 482.15 feet;

Thence South 00 degrees 03 minutes 18 seconds West, 128.95 feet;

Thence degrees 09 minutes 43 seconds West, 42.42 feet;

Thence South 74 degrees 54 minutes 25 seconds East, 20.90 feet to the true point of beginning of the herein described parcel of land;

Thence South 74 degrees 54 minute 25 Seconds East, 197.31 feet;

Thence North 60 degrees 05 minutes 35 seconds East, 197.31 feet;

Thence South 29.4 DegreeS, 54 minutes 25 seconds East, 117.00 feet;

Thence South 60 degrees 05 minutes 35 seconds West, 185.00 feet;

Thence South 82 degrees 35 minutes 30 seconds West, 112.28 feet;

Thence North 74 degrees 54 minutes 25 Seconds West, 185.00 feet,

Thence North 15 degrees 05 minutes 35 seconds East, 117.00 feet to the point of beginning in Cook County, Illinois, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document Number 25627766, together with its undivided percentage interest in the common elements.

### Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements, Restrictions and Covenants for the condominiums of Northbrook Court Community association, recorded as Document Number 25415820, as amended from time to time.

### Parcel 3:

A perpetual nonexclusive easement, of use for the purpose of 2-way vehicular traffic (passenger vehicular and trucks) and pedestrian access to and between the above described property and abutting roads and highways, over and across that parcel of land known as Rudolph Road