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Doc#: 2113812106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2021 08:19 AM Pg: 1 of 5

Dec ID 20210401607113
ST/CO Stamp 0-546-717-968 ST Tax \$625.00 CO Tax \$312.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

MAIL REAL ESTATE TAX BILL TO:

Lois C. Gallagher Trust
2144 Washington Drive
Northbrook, IL 60062

Same

THE GRANTOR: Jerome W. Slater, Jr., as Trustee of the Jerome W. Slater, Jr. Revocable Trust dated June 8, 1994, of 2144 Washington Drive, Northbrook, IL 60062, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Lois C. Gallagher, as Trustee of the Lois C. Gallagher Trust, of 640 Waukegan Road, Unit #121, Glenview, IL 60025, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

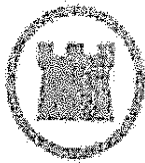
SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2144 Washington Drive, Northbrook, IL 60062
PIN: 04-14-304-023-4019

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property, and general real estate taxes not due and payable at the time of closing.

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 21GST057257SK

For APN/Parcel ID(s): 04-14-304-023-4019

The estate or interest in the Land described below and covered herein is:

(i) The leasehold estate (said leasehold estate being defined in paragraph 1.C of the ALTA leasehold endorsement(s) attached hereto), created by the instrument herein referred to as the lease, executed by: Chicago Title Land Trust Company as Trustee under Trust Agreement dated July 17, 2007 and known as trust number 1114335 as lessor, and KZF Townhomes Ventures, L.L.C., as lessee, dated July 17, 2007, which lease was recorded July 18, 2007 as document 0c, and First Amendment recorded January 11, 2008 as document 0801101112 which lease demises the following described Land for a term of years beginning July 17, 2007 and ending December 31, 2158 (except the buildings and improvements located on the Land):

Lot EC-1 in the final Plat of Subdivision of Techny Parcels EC-1 and EC-2, being a Subdivision of part of the West Half of Section 14, and part of the Southeast Quarter of Section 15, all in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, in Cook County, Illinois.

And excluding the following described parcels:

excluded parcel 0001 (EC-1 Plat-of-Highways)

That part of Lot EC-1 in the final Plat of Subdivision of Techny Parcels EC-1 and EC-2, being a Subdivision of part of the West Half of Section 14, and part of the Southeast Quarter of Section 15, in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, described as follows: beginning at the most Northerly corner of said Lot EC-1; thence Southeasterly along the Westerly line of Waukegan Road as monumented and occupied, being also the Easterly line of said Lot EC-1, the following five (5) courses and distances: 1) South 40 degrees 09 minutes 19 seconds East, a distance of 371.91 feet to a point of curvature; 2) Southeasterly along an arc of a curve concave to the Southwest, having a radius of 4513.77 feet, having a chord bearing of South 36 degrees 02 minutes 36 seconds East, a distance of 647.86 feet to a point of tangency; 3) South 31 degrees 55 minutes 54 seconds East, a distance of 536.65 feet to a point of curvature; 4) Southeasterly along the arc of a curve concave to the Southwest, having a radius of 10462.92 feet, having a chord bearing of South 30 degrees 50 minutes 24 seconds East, a distance of 398.71 feet to a point of tangency; 5) South 29 degrees 44 minutes 54 seconds East, a distance of 190.09 feet to the Southeast corner of said Lot EC-1, being also the North line of Kamp Drive as heretofore dedicated by instrument recorded December 22, 2000 as document number 0001007540; thence South 60 degrees 15 minutes 06 seconds West along said North line of Kamp Drive a distance of 49.00 feet; thence North 15 degrees 15 minutes 06 seconds East, a distance of 21.21 feet; thence North 29 degrees 44 minutes 54 seconds West, a distance of 175.09 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 10428.92 feet, having a chord bearing of North 30 degrees 50 minutes 24 seconds West, a distance of 397.42 feet to a point of tangency; thence North 31 degrees 55 minutes 54 seconds West, a distance of 536.65 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the

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LEGAL DESCRIPTION

(continued)

Southwest, having a radius of 4479.77 feet, having a chord bearing of North 36 degrees 02 minutes 36 seconds West, a distance of 642.98 feet to a point of tangency; thence North 40 degrees 09 minutes 19 seconds West, a distance of 314.59 feet; thence North 82 degrees 34 minutes 29 seconds West, a distance of 71.10 feet to the Northerly line of said Lot EC-1, being also the Southerly line of heretofore dedicated Founders Drive per document recorded February 27, 2004 as number 0405839014; thence North 46 degrees 28 minutes 03 seconds East along said Southerly line of Founders Drive a distance of 82.10 feet the place of beginning, in Cook County, Illinois.

(II) Fee simple title in and to the building and all improvements (but excluding the Land) located on:

Unit Number 19 2144 Washington Drive in the Meadow Ridge Condominiums, as delineated on a survey of the following described tract of Land:

Lot EC-1 in the final Plat of Subdivision of Techny Parcels EC-1 and EC-2, being a Subdivision of part of the West Half of Section 14, and part of the Southeast Quarter of Section 15, all in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, in Cook County, Illinois, and excluding the following described parcels:

Excluded Parcel 0001 (EC-1 Plat-of-Highway)

That part of Lot EC-1 in the final Plat of Subdivision of Techny Parcels EC-1 and EC-2, being a Subdivision of part of the West Half of Section 14, and part of the Southeast Quarter of Section 15, in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, described as follows: beginning at the most Northerly corner of said Lot EC-1; thence Southeasterly along the Westerly line of Waukegan Road as monumented and occupied, being also the Easterly line of said Lot EC-1, the following five (5) courses and distances: 1) South 40 degrees 09 minutes 19 seconds East, a distance of 371.91 feet to a point of curvature; 2) Southeasterly along an arc of a curve concave to the Southwest, having a radius of 4513.77 feet, having a chord bearing of South 36 degrees 02 minutes 36 seconds East, a distance of 647.86 feet to a point of tangency; 3) South 31 degrees 55 minutes 54 seconds East, a distance of 536.65 feet to a point of curvature; 4) Southeasterly along the arc of a curve concave to the Southwest, having a radius of 10462.92 feet, having a chord bearing of South 30 degrees 50 minutes 24 seconds East, a distance of 398.71 feet to a point of Tangency; 5) South 29 degrees 44 minutes 54 seconds East, a distance of 190.09 feet to the Southeast corner of said Lot EC-1, being also the North line of Kamp Drive as heretofore dedicated by instrument recorded December 22, 2000 as document number 0001007540; thence South 60 degrees 15 minutes 06 seconds West along said North line of Kamp Drive a distance of 49.00 feet; thence North 15 degrees 15 minutes 06 seconds East, a distance of 21.21 feet; thence North 29 degrees 44 minutes 54 seconds West, a distance of 175.09 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 10428.92 feet, having a chord bearing of North 30 degrees 50 minutes 24 seconds West, a distance of 397.42 feet to a point of tangency; thence North 31 degrees 55 minutes 54 seconds West, a distance of 536.65 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 4479.77 feet, having a chord bearing of North 36 degrees 02 minutes 36 seconds West, a distance of 642.98 feet to a point of tangency; thence North 40 degrees 09 minutes 19 seconds West, a distance of 314.59 feet; thence North 82 degrees 34 minutes 29 seconds West, a distance of 71.10 feet to the Northerly line of said Lot ec-1, being also the Southerly Line of heretofore dedicated Founders Drive per document recorded February 27, 2004 as number 0405839014; thence North 46 degrees 28 minutes 03 seconds East along said Southerly line of founders drive a distance of 82.10 feet the place of beginning, in Cook County, Illinois;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document

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LEGAL DESCRIPTION

(continued)

number 0829134106, amended by First Amendment recorded November 21, 2008 as document number 0832645065, amended by Second Amendment recorded November 24, 2008 as document number 0832945042, amended by Third Amendment recorded January 9, 2009 as document number 0900916038; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office