

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)

2121-709118 10/3

Mail To:

Michael R. Grabill, Esq.
707 Skokie Blvd.
Suite 420
Northbrook, IL 60062

Doc#: 2116708102 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/16/2021 03:51 PM Pg: 1 of 3

Dec ID 20210501627128
ST/CO Stamp 1-489-185-040 ST Tax \$2,710.00 CO Tax \$1,355.00

Send Subsequent Tax Bills To:

John & Aine Denari
1324 Trapp Ln.
Winnetka, IL 60093

RECORDER'S STAMP

THE GRANTORS, Norman D. Finch, Jr. and Kimberly K. Finch, husband and wife, of the Village of Winnetka, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to John Denari and Aine Denari, husband and wife, of Northville, Michigan, as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

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 Real Estate; general real estate taxes for second installment 2020 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 05-18-402-048-0000

Property Address: 1324 Trapp Lane, Winnetka, IL 60093

SIGNATURE PAGE FOLLOWS

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Dated this 11 day of May, 2021.

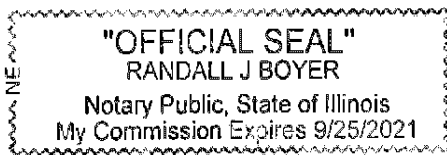
Norman D. Finch, Jr.

Kimberly K. Finch

STATE OF IL)
)SS
COUNTY OF Cal)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Norman D. Finch, Jr. and Kimberly K. Finch are 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.

Subscribed and sworn to before me this 11 day of May, 2021.



Notary Public

My Commission Expires: _____

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

(Name and Address)

MAIL TO:

Michael R. Grabill, Esq.
707 Skokie Blvd.
Suite 420
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

John & Aine Denari
1324 Trapp Ln.
Winnetka, IL 60093

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EXHIBIT 'A' / LEGAL DESCRIPTION

Parcel 1:

That part of Lots 6 and 7 (taken as a tract), in the Higgins Estate Subdivision of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, as per Plat thereof recorded March 4, 1875 in the Recorder's Office of Cook County, Illinois, in Book 9 of Plats, Page 61 as Document No. 16404, described as follows:

Beginning at a point in the South Line of said Lot 7, 526.5 feet West of the West line of Hibbard Road; thence North 247.5 feet, more or less, on a line parallel with the said West line of Hibbard Road, to its point of intersection with a straight line (drawn from a point 319 feet West of the West line of Hibbard Road and 247.5 feet North of the South line of said Lot 7, to a point 247.5 feet South of the North line of Lot 5 and 528 feet East of the West line of said Lot 6 in Higgins Estates Subdivision aforesaid); thence Westerly along said straight line aforesaid, a distance of 116 feet; thence South along a line parallel with the West line of Hibbard Road, 247.5 feet, more or less, to its point of intersection with the South line of said Lot 7 (said point of intersection being 642.5 feet West of the West line of Hibbard Road); thence East along the South line of said Lot 7 to the point of beginning, all in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1, as established in Decree entered August 9, 1937 in Case No. 34C6741, Circuit Court of Cook County, Illinois, and confirmed and created by grant dated September 18, 1952 and recorded October 2, 1952 as Document No. 15450419, by reservation dated September 30, 1952 and recorded October 2, 1952 as Document No. 15450420, by grant dated October 20, 1953 and recorded December 31, 1953 as Document No. 15803129, by reservation dated January 15, 1954 and recorded January 21, 1954 as Document No. 15816458, by reservation dated October 14, 1952 and recorded January 16, 1953 as Document No. 15527126, by reservation dated January 15, 1954 and recorded January 21, 1954 as Document No. 15816735 and by grant dated March 30, 1954 and recorded April 7, 1954 as Document No. 15875099, for Ingress and egress over and upon the following described premises (except the West 494.5 feet thereof), and for the purpose of using, connecting with, placing, replacing, maintaining, removing and repairing sanitary sewer pipes or mains, storm sewer pipes or mains, water pipes, gas pipes and telephone and electric conduits underneath the surface of the ground of following described premises:

That part of Lot 6 in Higgins Estates Subdivision of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, as per Plat thereof recorded March 4, 1975 in the Recorder's Office of Cook County, Illinois, in Book 9 of Plats, Page 61 as Document No. 16404, bounded and described as follows:

Beginning at a point in the West line of Hibbard Road 265.5 feet North of the South line of Lot 7 in said Subdivision; thence West parallel with the South line of said Lot 7, 319 feet; thence Westerly 437 feet to a point 229.5 feet South of the North line of Lot 5 and 528 feet East of the West line of said Lot 6 in said Subdivision; thence West parallel with said North line of said Lot 5, 33.5 feet; thence South parallel with the West line of said Lot 6, 9 feet; thence West parallel with the North line of said Lot 5, 16.5 feet; thence South parallel to the West line of said Lot 6, 9 feet; thence West along a line parallel to and 247.5 feet South of the West line of said Lot 5, 478 feet to the West line of said Lot 6; thence South along the West line of said Lot 6, 12 feet; thence East parallel with said North line of Lot 5, 528 feet; thence Easterly 437 feet to a point 235.5 feet North of the South line of said Lot 7 and 319 feet West of the West line of Hibbard Road; thence East along a line parallel with the South line of said Lot 7, 319 feet to the West line of Hibbard Road; thence North 30 feet to the point of beginning, (excepting therefrom the North 12 feet of Parcel 1 herein before described, in Cook County, Illinois.

05-18-402-048-0000