

UNOFFICIAL COPY

Doc#: 2116842193 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/17/2021 03:44 PM Pg: 1 of 4

Dec ID 20210301669165
ST/CO Stamp 1-204-315-664 ST Tax \$1,020.00 CO Tax \$510.00

WARRANTY DEED

THE GRANTORS, Mary Jo Rogers and Richard E. Gadbois, husband and wife, of the Village of Northbrook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid CONVEY and WARRANT to the GRANTEEES, Jason Shiffman and Laura Shiffman as Husband and Wife, not as joint tenants or tenants in common but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

^{*5} SEE ATTACHED LEGAL DESCRIPTION


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject only to: general taxes for 2020 and subsequent years; covenants, conditions and restrictions of record; building lines and easements of record; acts done or suffered by or through Grantees; and Grantees' mortgage.

utility

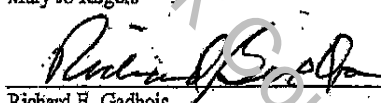
120 installment

COMMON ADDRESS: 1849 Trails Edge Drive Northbrook, Illinois 60062 PIN: 04-15-204-028-0000

Dated this 9th day of April, 2021.



Mary Jo Rogers

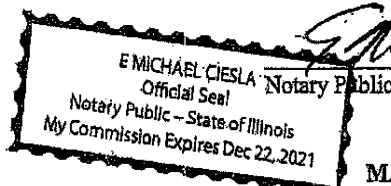


Richard E. Gadbois

STATE OF ILLINOIS)
) SS: FIDELITY NATIONAL TITLE SC21001296
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Jo Rogers and Richard E. Gadbois 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 set forth.


GIVEN under my hand and notarial seal this 9th day of April, 2021.



MAIL TO:

Name of Person Preparing Deed
Ciesla Law Firm
1363 Shermer Road, Suite 200
Northbrook, Illinois 60062
Tel.: (847) 412-1988

Name of New Taxpayer
Jason and Laura Shiffman
1849 Trails Edge Drive
Northbrook, Illinois 60062


Debra Yale
630 Dundee Rd, Ste 220
Northbrook, IL 60062

that do not underlie the improvements,
provided none of the foregoing are violated,
contain any right of reverter or adversely interfere
with the use and enjoyment of the property
as a single family residence

UNOFFICIAL COPY

Property of Cook County Clerk's Office



COUNTY:	510.00
ILLINOIS:	1,020.00
TOTAL:	1,530.00

04-15-204-028-0000

| 20210301669165 | 1-204-315-664

UNOFFICIAL COPY

EXHIBIT A

Order No.: SC21001296

For APN/Parcel ID(s): 04-15-204-028-0000

For Tax Map ID(s): 04-15-204-028-0000

PARCEL 1:

LOT 36 IN PARK PLACE ESTATES OF NORTHBROOK, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AFORESAID FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK PLACE ESTATES OF NORTHBROOK DATED MAY 14, 1993 AND RECORDED MAY 17, 1993 AS DOCUMENT 93366707 MADE BY PARK PLACE ESTATES OF NORTHBROOK LIMITED PARTNERSHIP OVER THE FOLLOWING DESCRIBED LAND:

LOTS 45 AND 46 (ALSO KNOWN AS OUTLOTS C AND D) IN PARK PLACE ESTATES OF NORTHBROOK SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS TO AND FROM THE EMERGENCY FIRE LANE EASEMENT AS CREATED BY DECLARATION OF EASEMENT DATED MAY 14, 1993 AND RECORDED MAY 19, 1993 AS DOCUMENT NUMBER 93366643 OVER, ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A 20 FOOT STRIP OF LAND IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15 WITH THE SOUTH LINE OF THE NORTH 5 CHAINS OF SAID NORTHEAST 1/4 OF SECTION 15; THENCE SOUTH 88 DEGREES 59 MINUTES 39 SECONDS EAST ALONG THE LAST SAID SOUTH LINE 19.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 59 MINUTES 39 SECONDS EAST ALONG THE LAST SAID SOUTH LINE 20.79 FEET; THENCE SOUTHEASTERLY 436.29 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY WITH A RADIUS OF 630.00 FEET (THE CHORD OF SAID ARC BEARING SOUTH 34 DEGREES 53 MINUTES 30 SECONDS EAST 427.63 FEET); THENCE SOUTH 54

UNOFFICIAL COPY

EXHIBIT A

(continued)

DEGREES 43 MINUTES 52 SECONDS EAST TANGENT TO THE LAST SAID CURVE 119.81 FEET TO A POINT OF CURVE THENCE SOUTHEASTERLY 153.56 FEET ALONG THE ARC OF A CURVE CONVEX NORTHEASTERLY WITH A RADIUS OF 410.00 FEET TO A POINT OF REVERSE CURVE (THE CHORD OF SAID ARC BEARING SOUTH 44 DEGREES 00 MINUTES 05 SECONDS EAST 152.66 FEET); THENCE SOUTHEASTERLY 391.38 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY TANGENT TO THE LAST SAID CURVE WITH A RADIUS OF 850.00 FEET (THE CHORD OF SAID ARC BEARING SOUTH 46 DEGREES 27 MINUTES 45 SECONDS EAST 387.93 FEET); THENCE SOUTH 33 DEGREES 21 MINUTES 51 SECONDS WEST 20.03 FEET THENCE NORTHEASTERLY 399.54 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY WITH A RADIUS OF 870.00 FEET TO A POINT OF REVERSE CURVE (THE CHORD OF SAID ARC BEARING NORTH 46 DEGREES 25 MINUTES 40 SECONDS WEST 396.03 FEET); THENCE NORTHWESTERLY 146.07 FEET ALONG THE ARC OF CURVE CONVEX NORTHEASTERLY, TANGENT TO THE LAST SAID CURVE WITH A RADIUS OF 390.00 FEET (THE CHORD OF SAID ARC BEARING NORTH 47 DEGREES 00 MINUTES 05 SECONDS WEST 145.22 FEET); THENCE NORTH 54 DEGREES 45 MINUTES 52 SECONDS WEST TANGENT TO THE LAST SAID CURVE 119.81 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 455.89 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY TANGENT TO THE LAST SAID LINE WITH A RADIUS OF 650.00 FEET (THE CHORD OF SAID ARC BEARING NORTH 34 DEGREES 38 MINUTES 18 SECONDS WEST 446.61 FEET) TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Seal of Cook County Clerk's Office