

758233

WARRANTY DEED

Citywide Title Corporation  
11 W. Washington Street  
Suite 1280  
Chicago IL 60602

UNOFFICIAL COPY



Doc# 2125842077 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 09/15/2021 02:01 PM PG: 1 OF 4

MAIL TO:

John Mantas  
1300 W Higgins Rd Ste 209  
Park Ridge IL 60064

NAME & ADDRESS OF TAXPAYER

Darcorp Holdings, LLC  
10700 W Higgins Rd Ste 310  
Park Ridge IL 60068

THE GRANTORS, Jennifer Lomibao and Primo

Lomibao, a married couple, of the Village of Gurnee, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, CONVEY(S) and WARRANT(S) to Darcorp Holdings, LLC, an Illinois Limited Liability Company, in FEE SIMPLE all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

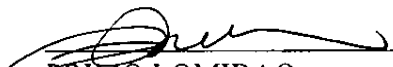
UNIT 310 IN THE NORTHPOINTE O'HARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: THE EAST 220.04 FEET (EXCEPT THAT PART FALLING IN HIGGINS ROAD AND HIGGINS ROAD, AS WIDENED IN CASE 65L8179 CIRCUIT COURT OF COOK COUNTY, ILLINOIS) OF A TRIANGULAR PARCEL OF LAND IN LOT 1 IN CHARLES BOESCHE'S DIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: LYING NORTH OF THE NORTH LINE OF HIGGINS ROAD (AS OCCUPIED), WEST OF THE EAST LINE OF SAID LOT 1 AND SOUTHEASTERLY OF THE SOUTHEASTERLY EDGE OF THE CLEAR ZONE FOR RUNWAY 22 AT THE CHICAGO O'HARE INTERNATIONAL AIRPORT AS SHOWN ON SHEETS 45 AND 46 OF THE BLOCK PLAN BY JAMES, SCHAEFFER AND SCHIMMING, INC., NO. 57-1848 "AJ" DATED JUNE 16, 1959, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF HIGGINS ROAD WITH THE SOUTHEASTERLY EDGE OF SAID CLEAR ZONE (SAID POINT BEING 699.92 FEET SOUTHEASTERLY OF THE CENTER LINE OF RUNWAY 22 EXTENDED); THENCE NORTH 48 DEGREES 08 MINUTES 26 SECONDS EAST ALONG THE SOUTHEASTERLY EDGE OF SAID CLEAR ZONE A DISTANCE OF 515.23 FEET TO A POINT IN THE EAST LINE OF SAID LOT 1 (SAID POINT BEING 776.35 FEET SOUTHEASTERLY OF THE CENTER LINE OF RUNWAY 22 EXTENDED); THENCE SOUTH 0 DEGREES 3 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 421.16 FEET TO THE NORTH LINE OF HIGGINS ROAD; THENCE NORTH 78 DEGREES 35 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF HIGGINS ROAD A DISTANCE OF 391.00 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0520018062, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE, COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing; (b) Covenants, conditions, and restrictions of record; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Easements for public utilities, drainage ditches, feeder lateral and drain title, pipe or other conduit.

Permanent Index Number(s): 09-32-400-007-1009, Volume 95

Property Address: 10700 W Higgins Rd Suite 310 Rosemont, IL 60018

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

 (SEAL)  
PRIMO LOMIBAO

 (SEAL)  
JENNIFER LOMIBAO

DATED this 29 day of June 2021

4

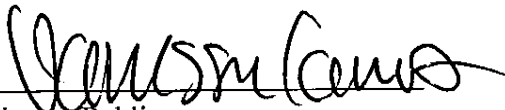
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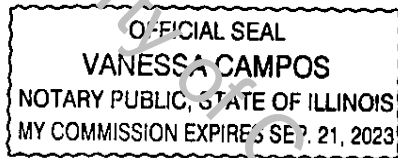
State of Illinois )  
 ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PRIMO LOMIBAO and JENNIFER LOMIBAO**, personally known to me to be the same person(s) whose name(s) 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 29 day of June 2021.

My commission expires Sep 21, 2023

  
Notary Public



NAME AND ADDRESS OF PREPARER:

Rajvi Gandhi Selim, Esq.  
GANDHI SELIM LAW, P.C.  
1635 W. Wise Road, Suite 10A  
Schaumburg, IL 60193  
(847) 413-4455

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

03-Sep-2021



COUNTY:  
ILLINOIS:  
TOTAL:

30.00  
60.00  
90.00

09-32-400-007-1009

20210801658968

0-113-061-648

Property of Cook County Clerk's Office

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File No: 758233

## EXHIBIT "A"

UNIT 310 IN THE NORTHPOINTE O'HARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: THE EAST 220.04 FEET (EXCEPT THAT PART FALLING IN HIGGINS ROAD AND HIGGINS ROAD, AS WIDENED IN CASE 65L8179 CIRCUIT COURT OF COOK COUNTY, ILLINOIS) OF A TRIANGULAR PARCEL OF LAND IN LOT 1 IN CHARLES BOESCHE'S DIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: LYING NORTH OF THE NORTH LINE OF HIGGINS ROAD (AS OCCUPIED), WEST OF THE EAST LINE OF SAID LOT 1 AND SOUTHEASTERLY OF THE SOUTHEASTERLY EDGE OF THE CLEAR ZONE FOR RUNWAY 22 AT THE CHICAGO O'HARE INTERNATIONAL AIRPORT, AS SHOWN ON SHEETS 45 AND 46 OF THE BLOCK PLAN BY JAMES, SCHAEFFER AND SCHIMMING, INC., NO. 57-1848 "AJ" DATED JUNE 16, 1959, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF HIGGINS ROAD WITH THE SOUTHEASTERLY EDGE OF SAID CLEAR ZONE (SAID POINT BEING 699.92 FEET SOUTHEASTERLY OF THE CENTER LINE OF RUNWAY 22 EXTENDED); THENCE NORTH 48 DEGREES 08 MINUTES 26 SECONDS EAST ALONG THE SOUTHEASTERLY EDGE OF SAID CLEAR ZONE A DISTANCE OF 515.23 FEET TO A POINT IN THE EAST LINE OF SAID LOT 1 (SAID POINT BEING 776.35 FEET SOUTHEASTERLY OF THE CENTER LINE OF RUNWAY 22 EXTENDED); THENCE SOUTH 0 DEGREES 3 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 421.16 FEET TO THE NORTH LINE OF HIGGINS ROAD; THENCE NORTH 78 DEGREES 35 MINUTES 25 SECONDS WEST ALONG THE NORTH LINE OF HIGGINS ROAD A DISTANCE OF 391.00 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0520018062, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE, COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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