

# UNOFFICIAL COPY

**PREPARED BY:**

Joseph A. La Zara  
7246 W. Touhy  
Chicago, IL 60631

Doc# 2126655146 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/23/2021 02:21 PM Pg: 1 of 4

**MAIL TAX BILL TO:**

Armando Celaya and ~~Minerva Celaya~~  
1000 North Westgate Road  
Mount Prospect, IL 60056

Dec ID 20210801643598  
ST/CO Stamp 1-824-802-576 ST Tax \$485.00 CO Tax \$242.50

**MAIL RECORDED DEED TO:**

Armando Celaya Minerva Celaya  
1000 N. Westgate Rd  
Mt Prospect IL-60056

21GST382019RM

**WARRANTY DEED**  
Statutory (Illinois)

THE GRANTOR(S), Nick S. Ragona and Susan M. Ragona, husband and wife, of the City of Des Plaines, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Armando Celaya and Minerva Celaya, husband and wife, of Mount Prospect, Illinois, not as Tenants in Common, but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

(SEE ATTACHED EXHIBIT "A")

Permanent Index Number(s): 03-34-407-014-0000  
Property Address: 720 E. Rand Road, Mount Prospect, Illinois 60056

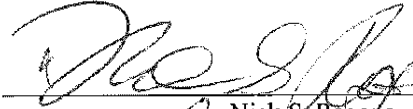
Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

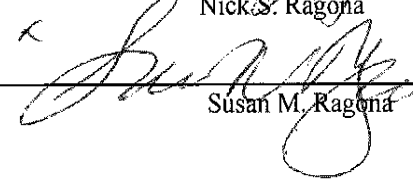
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

**TO HAVE AND TO HOLD** said premises not in **TENANCY IN COMMON** but in **JOINT TENANCY** forever.

# UNOFFICIAL COPY

Dated this 24 day of August, 2021

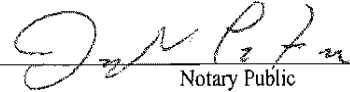
  
 \_\_\_\_\_  
 Nick S. Ragona

  
 \_\_\_\_\_  
 Susan M. Ragona

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

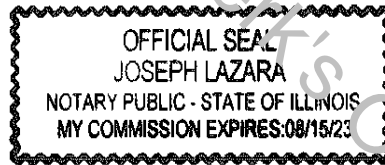
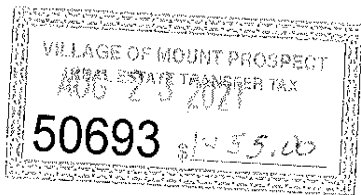
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nick S. Ragona and Susan M. Ragona, husband and wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 24 day of \_\_\_\_\_, \_\_\_\_\_

  
 \_\_\_\_\_  
 Notary Public

My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_



# UNOFFICIAL COPY

## EXHIBIT "A"

**Property Address: 720 E. Rand Road, Mt. Prospect, Illinois 60056**

**Permanent Index Number: 03-34-407-014-0000**

### LEGAL DESCRIPTION

**PARCEL 1:**

LOT 1 IN KAMYSZ SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EASTERLY OF THE CENTER LINE OF RAND ROAD (EXCEPT THE NORTH 100 FEET THEREOF AS MEASURED ON THE EAST LINE THEREOF) IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

THAT PART OF LOT "A" OF REESES' ADDITION TO MOUNT PROSPECT, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1971 AS DOCUMENT 21674639 AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF RAND ROAD AND THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 253.37 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN KAMYSZ SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 15, 1973 AS DOCUMENT 2722271; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 241.71 FEET TO A POINT; THENCE SOUTHWEST ALONG A LINE A DISTANCE OF 241.71 FEET TO A POINT; THENCE SOUTHWEST ALONG A LINE A DISTANCE OF 23.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCELS 1 AND 2 ALSO KNOWN AS:**

LOT 1 IN KAYMSZ PLAT OF CONSOLIDATION, BEING A RESUBDIVISION OF LOT 1 IN KAYMSZ SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH PART OF LOT A IN REESE'S ADDITION TO MOUNT PROSPECT, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1992 AS DOCUMENT NUMBER 92529325, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

EASEMENT FOR INGRESS AND EGRESS THROUGH, OVER ACROSS AND UPON THE FOLLOWING DESCRIBED LAND AS CONTAINED IN THE DECLARATION OF EASEMENT WITH COVENANTS AND RESTRICTIONS RECORDED OCTOBER 9, 1990 AS DOCUMENT 90492711:

LOT "A" IN REESE'S ADDITION TO MOUNT PROSPECT, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT "A", THENCE ON AN ASSUMED CARING OF NORTH 89 DEGREES, 52 MINUTES, 36 SECONDS WEST ALONG THE NORTH LINE OF LOT "A", 352.38; THENCE SOUTH 29 DEGREES, 49 MINUTES, 11 SECONDS EAST, 248.02 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 29 DEGREES, 49 MINUTES, 11 SECONDS EAST, 182.59 FEET; THENCE SOUTH 10 DEGREES, 21 MINUTES 14 SECONDS EAST 36.99 FEET; THENCE SOUTH 30 DEGREES, 01 MINUTES, 55 SECONDS EAST, 180.27 FEET; THENCE SOUTH 50 DEGREES, 20 MINUTES, 5 SECONDS EAST 11.03 FEET; THENCE SOUTH 30 DEGREES, 05 MINUTES, 37 SECONDS EAST

# UNOFFICIAL COPY

69.10 FEET; THENCE NORTH 60 DEGREES, 00 MINUTES, 39 SECONDS EAST, 244.64 FEET; THENCE NORTH 29 DEGREES, 00 MINUTES, 39 SECONDS EAST 40.00 FEET; THENCE NORTH 29 DEGREES, 59 MINUTES, 21 SECONDS WEST, 461.33 FEET; THENCE SOUTH 60 DEGREES, 10 MINUTES, 49 SECONDS WEST 275.76 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT "A", THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES, 52 MINUTES, 36 SECONDS WEST, ALONG THE NORTH LINE OF LOT A, 28.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES, 52 MINUTES, 36 SECONDS WEST ON THE NORTHERLY LINE OF LOT A, 323.48 FEET; THENCE SOUTH 29 DEGREES, 49 MINUTES 11 SECONDS EAST, 237.42 FEET; THENCE NORTH 60 DEGREES, 10 MINUTES, 49 SECONDS EAST, 280.53 FEET; THENCE NORTH 29 DEGREES, 59 MINUTES, 21 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID LOT 'A', 75.96 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 'A', THENCE WEST ON THE SOUTH LINE OF LOT 'A', 594.07 FEET; THENCE NORTHERLY, NORMAL TO SAID SOUTH LINE OF LOT 'A', 120.00 FEET; THENCE NORTHEASTERLY ON A LINE NORMAL TO THE WESTERLY LINE OF LOT 'A', 453.54 FEET TO THE EASTERLY LINE OF SAID LOT A; THENCE SOUTHEASTERLY ON THE SAID ELY LINE, 402.01 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 'A'; THENCE WEST ON THE SOUTH LINE OF LOT 'A', 594.07 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY, NORMAL TO SAID SOUTH LINE OF LOT 'A', 120 FEET; THENCE SOUTHWESTERLY ON A LINE NORMAL TO THE WESTERLY LINE OF LOT 'A', 221.81 FEET TO SAID WESTERLY LINE; THENCE SOUTHEASTERLY ON SAID WESTERLY LINE, 10.00 FEET TO THE SOUTHWEST CORNER OF LOT 'A'; THENCE EAST ON THE SOUTH LINE OF LOT 'A', 186.81 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 'A', THENCE 29 DEGREES, 59 MINUTES, 21 SECONDS WEST, ON AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID LOT 'A', 414.00 FEET TO A POINT; THENCE NORTH 60 DEGREES, 00 MINUTES, 39 SECONDS WEST, 65.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60 DEGREES, 00 MINUTES, 39 SECONDS EAST, 85.00 FEET; THENCE NORTH 29 DEGREES, 59 MINUTES, 21 SECONDS WEST, 127.70 FEET; THENCE SOUTH 60 DEGREES, 00 MINUTES, 39 SECONDS WEST, 85.00 FEET; THENCE SOUTH 29 DEGREES, 59 MINUTES, 21 SECONDS EAST, 127.70 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF RAND ROAD AND THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, A DISTANCE OF 253.37 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, IN KAMYSZ SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 15, 1973 AS DOCUMENT 2722271; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 241.71 FEET TO A POINT; THENCE SOUTHWEST ALONG A LINE A DISTANCE OF 23.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.