

140144B  
4 of 20A

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)  
(Individual to Individual)

Doc#: 2130617091 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/02/2021 04:21 PM Pg: 1 of 4

Dec ID 20211001614682  
ST/CO Stamp 1-999-795-344 ST Tax \$345.00 CO Tax \$172.50

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The Grantor(s), Andres Felipe Ferreira and Diana Marcela Alvarado, Husband and Wife of 1690 Pebble Beach Drive, of the City of Hoffman Estates, County of Cook, State of IL, for and in consideration of the sum of Ten and 00/100s--- (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ROMAN DUSEK & Jwona DUSEK HUSBAND of 2730 S. Claremont Springfield MO 65804, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

(Strike Inapplicable)

- 1. ~~As Tenants In Common~~
- 2. ~~Not as Tenants in Common, but as Joint Tenants~~
- 3. Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety Forever

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

- 4. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises ~~(As Tenants In Common)~~ ~~(Not As Tenants in Common, but in JOINT TENANCY)~~ (Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety), forever.

Subject to: See Reverse Side hereof.

Permanent Real Estate Index Number: 07-08300-207-0000  
Address of Real Estate: 1690 Pebble Beach Drive, Hoffman Estates, IL 60169

Dated this 19 day of SEPT, 2021  
[Signature]  
Andres Felipe Ferreira

Dated this 19 day of SEPT, 2021  
[Signature]  
Diana Marcela Alvarado

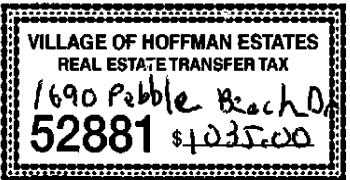
State of ILLINOIS County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andres Felipe Ferreira, married to Diana Marcela Alvarado, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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 official seal, this 19 day of SEPTEMBER, 2021

Commission expires: 4/30/22 NOTARY PUBLIC: [Signature]



This instrument was prepared by Richard Shopiro, Sulzer, Shopiro & Patel, Ltd., 303 W. Madison, State 2019, IL 60606



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State of ILLINOIS County of COOK, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Diana Marcela Alvarado, married to Andres Felipe Ferreira, 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 official seal, this 19 day of SEPTEMBER, 2021.

Commission expires: 4/20/22

*Renate Kampf*  
NOTARY PUBLIC



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

01-Nov-2021



COUNTY:	172.50
ILLINOIS:	345.00
TOTAL:	517.50

07-08-300-207-0000

| 20211001614682 | 1-999-795-344

This instrument was prepared by Richard Shopiro, Sulzer, Shopiro & Patel Ltd., 303 W. Madison, Suite 2075, Chicago, IL 60606

# UNOFFICIAL COPY

LEGAL DESCRIPTION

Of premises commonly known as: 1690 Pebble Beach Drive , Hoffman Estates , IL 60169

See Exhibit 'A' attached hereto.

Property of Cook County Clerk's Office

Subject to: SUBJECT TO RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

**MAIL TO:**

ROMAN Z. DUSZEK  
1690 PEBBLE BEACH DR  
HOFFMAN ESTATES,  
IL 60169

**SEND SUBSEQUENT TAX BILLS TO:**

ROMAN DUSZEK  
1690 Pebble Beach Drive  
Hoffman Estates , IL 60169

# UNOFFICIAL COPY

## Exhibit A - Legal Description

### Parcel 1:

That part of Lot 23 of Poplar Creek Club Homes, Unit 2, described as follows:

commencing at the: Southwest corner of said Lot 23, Thence North 13 degrees 50 minutes 27 seconds West along the westerly line of said Lot 23, 5.91 feet; Thence North 75 degrees 23 minutes 41 seconds East 14.96 feet to an Exterior corner of a concrete foundation; Thence North 14 degrees 36 minutes 19 seconds West along the Exterior surface of said foundation, 15.05 feet; Thence South 75 degrees 23 minutes 41 seconds West along the Exterior surface of said foundation, 1.67 feet; Thence North 14 degrees 36 minutes 19 seconds West along the Exterior surface of said foundation, 6.05 feet; Thence North 75 degrees 23 minutes 41 seconds East along the Exterior surface of said foundation, 1.67 feet; Thence North 14 degrees 36 minutes 19 seconds West along the Exterior surface of said foundation, 15.80 feet; Thence South 75 degrees 23 minutes 41 seconds West along the Exterior surface of said foundation, 153 feet; Thence North 14 degrees 36 minutes 19 seconds West along the Exterior surface of said foundation 5.05 feet; Thence North 75 degrees 23 minutes 41 seconds East along the Exterior surface of said foundation, 1.67 feet, Thence North 14 degrees 36 minutes 19 seconds West along the Exterior surface of said foundation, 22.98 feet; Thence South 75 degrees 23 minutes 41 seconds West along the Exterior surface of said foundation, 4.38 feet; Thence North 75 degrees 23 minutes 41 seconds West along the Exterior surface of said foundation, 1.35 feet; Thence North 14 degrees 36 minutes 19 seconds West along the Exterior surface of said foundation, 23.38 feet for the point of beginning; Thence South 75 degrees 23 minutes 41 seconds West along the Exterior surface of said foundation, 9.42 feet; Thence North 14 degrees 36 minutes 19 seconds West along the Exterior surface of said foundation, 17.00 feet; Thence South 75 degrees 23 minutes 41 seconds West along the Exterior surface of said foundation, 1.58 feet; Thence North 14 degrees 36 minutes 19 seconds West along the Exterior surface of said foundation 5.33 feet; Thence North 75 degrees 23 minutes 41 seconds East along the Exterior surface of said foundation, 1.58 feet, Thence North 14 degrees 36 minutes 19 seconds West along the Exterior surface of said foundation, 14.93 feet; Thence North 75 degrees 23 minutes 41 seconds East along the Exterior surface of said foundation, 11.30 feet; Thence North 30 degrees 23 minutes 41 seconds East along the Exterior surface of said foundation, 2.83 feet; Thence North 75 degrees 23 minutes 41 seconds East along the Exterior surface of said foundation, 9.07 feet; Thence South 59 degrees 44 minutes 30 seconds East along the Exterior surface of said foundation, 13.15 feet; Thence North 29 degrees 13 minutes 03 seconds East along the Exterior surface of said foundation, 5.04 feet; Thence North 75 degrees 23 minutes 41 seconds East along the Exterior surface of said foundation, 3.64 feet; Thence North 75 degrees 23 minutes 41 seconds East along the Exterior surface of said foundation, 0.97 feet; Thence South 14 degrees 36 minutes 19 seconds East along the Exterior surface of said foundation, 36.94 feet to a point of intersection with the centerline of a common foundation wall; Thence South 75 degrees 23 minutes 41 seconds West along the centerline of said common wall, 48.32 feet to a point of intersection with the Exterior surface of said foundation extended Northwesterly; Thence South 14 degrees 36 minutes 19 seconds east along the Exterior foundation extended Northwesterly, 0.32 feet to the point of beginning, in Poplar Creek Club Homes, Unit 2, being a Subdivision in part of the Southwest quarter of Section 8, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded May 14, 1985 as Document 85-019087, in Cook County, Illinois.

### Parcel 2:

Easement for the benefit of parcel 1 as created by Trustee's deed from Lyons Savings and Loan Association, as trustee under trust agreement dated October 23, 1983 and known as trust number 209 to William D. Travers and M. Phyllis Travers, his wife, recorded July 29, 1985 as Document 85-121669 for ingress and egress over the property described in Exhibit "B" attached to the Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements recorded November 14, 1984 as Document 21336477, and any amendments thereto.