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Doc#: 2135146020 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/17/2021 09:27 AM Pg: 1 of 4

WARRANTY DEED

Dec ID 20211201661026
ST/CO Stamp 1-945-088-656 ST Tax \$215.00 CO Tax \$107.50

The **GRANTOR(S)**,

Stephen P. Cichy and Evelina J. Cichy, husband and wife,

of 2944 Country Club Lane, DeKalb, IL 60115 for and in consideration of TEN DOLLARS (\$10.00), and other good valuable considerations in hand paid, CONVEY(S) and WARRANTS (S) to:

The **GRANTEE(S)**,

Adel Nashed and Elaine Touma, married to each other

of 1967 Fountain Grass Circle, Bartlett, IL 60103

not as tenants in common nor as joint tenants but as Tenants By The Entirety all the interest in the following described Real Estate, situated in the **COOK COUNTY, Illinois** and **LEGALLY DESCRIBED** as follows:

SEE LEGAL DESCRIPTION ATTACHED AND MARKED AS EXHIBIT A

COMMONLY KNOWN AS: 2803 WEST FRONTAGE ROAD, ROLLING MEADOWS, IL. 60008

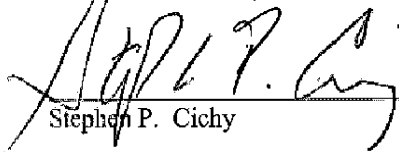
PIN: 02-35-200-002-0000


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 forever.

Subject To: General Real Estate Taxes not yet due and payable; Building line and use or occupancy restrictions, covenants, conditions and restrictions of public records.

Dated: December 3, 2021


Stephen P. Cichy

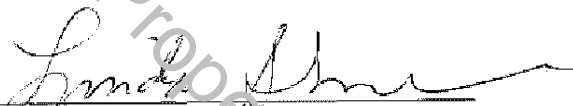

Evelina J. Cichy

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STATE OF ILLINOIS)
) SS:
COUNTY OF DEKALB)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Stephen P. Cichy and Evelina J. Cichy, personally known to me to be the same person(s) whose names(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 7 day of December 2021

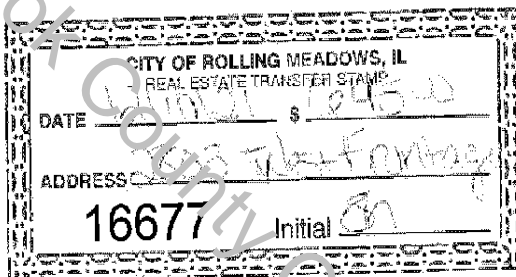


Notary Public



Mail to:

RUSSELL
Mr. Robert D. Syracuse
Syracuse & Syracuse, P.C.
2625 W. Butterfield Road
Suite 138-2
Oak Brook, IL 60523



Send Subsequent Tax Bills to:

Adel Nashed
Elaine Touma
2803 West Frontage Road
Rolling Meadows, IL 60008

This instrument was prepared by:
GARNELLO AND ASSOCIATES, P.C. 19 S. BOTHWELL STREET, PALATINE, ILLINOIS 60067

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EXHIBIT A

LEGAL DESCRIPTION

2803 WEST FRONTAGE ROAD, ROLLING MEADOWS, IL. 60008

THAT PART OF THE NORTH 417.44 FEET OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTH 417.44 FEET, 831.80 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 168.42 FEET TO A POINT 831.70 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 92.80 FEET TO THE WESTERLY RIGHT OF WAY OF LINE OF HIGHWAY; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY OF SAID HIGHWAY ALONG A LINE FORMING AN ANGLE OF 113 DEGREES 35 MINUTES FROM SOUTH TO EAST WITH LAST DESCRIBED LINE 183.76 FEET TO A POINT OF THE INTERSECTION OF SOUTH LINE OF NORTH 417.44 FEET WITH WESTERLY RIGHT OF WAY OF HIGHWAY; THENCE WEST ALONG THE SOUTH LINE OF THE SAID WEST 417.44 FEET 165.85 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF THE NORTH 417.44 FEET OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTH 417.44 FEET OF SAID NORTHEAST 1/4 OF SECTION 35 THAT IS 25.0 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF HICKS ROAD, ALSO KNOWN AS STATE ROUTE 53, AS THE SAME IS NOW LOCATED AND ESTABLISHED AS MEASURED ALONG THE SOUTH LINE OF THE NORTH 417.44 FEET OF SAID NORTHEAST 1/4 OF SECTION 35; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 62 DEGREES 16 MINUTES 21 SECONDS WITH THE SOUTH LINE OF THE NORTH 417.44 FEET OF SAID NORTHEAST 1/4 OF SECTION 35, A DISTANCE OF 140.26 FEET TO A POINT 884.50 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 35; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 35 A DISTANCE OF 40.0 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 53, THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 53, FORMING AN ANGLE OF 113 DEGREES 35 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE 183.76 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY OF STATE ROUTE 53 WITH THE SOUTH LINE OF THE NORTH 417.44 FEET OF SAID NORTHEAST 1/4 OF SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 417.44 FEET OF SAID NORTHEAST 1/4 OF SECTION 35, A DISTANCE OF 25.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

Clerk's Office

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AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

STEPHEN P. CICHY, being duly sworn on oath, states that HE resides at

PALATINE, ILLINOIS. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

Affiant further states that HE makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

X [Signature]

SUBSCRIBED AND SWORN to before me

This 6th day of December, 2021

Liana Fedele
Notary Public

