

UNOFFICIAL COPY

WARRANTY DEED Illinois Statutory

MAIL TO:

Sophia Mantis

1718 Sessions Walk

Hoffman Estates, IL 60169

NAME AND ADDRESS OF
TAXPAYER:

Sophia Mantis

1718 Sessions Walk

Hoffman Estates, IL 60169

Doc#: 2135606041 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/22/2021 06:36 AM Pg: 1 of 3

Dec ID 20211101655509

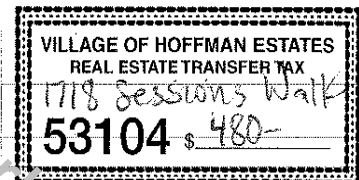
ST/CO Stamp 0-159-017-616 ST Tax \$160.00 CO Tax \$80.00

RECORDER'S STAMP

THE GRANTOR(S) Catherine Utterback and Dogus Meric, husband and wife, of 1539 Laurel Oaks Drive, Streamwood, IL 60107, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to Sophia Mantis, a single woman, of 463 S. Warren Ave., Palatine, IL 60074, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description:

SEE ATTACHED LEGAL DESCRIPTION




Permanent Index Number(s): 07-08-101-019-1152

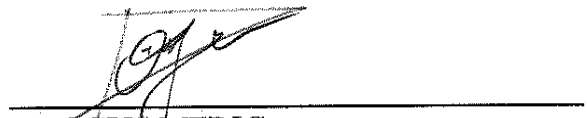
Property Address: 1718 Sessions Walk, Hoffman Estates, IL 60169

TO HAVE AND TO HOLD said premises forever SUBJECT TO general real estate taxes not due and payable, covenants, conditions and restrictions of record, and building lines and easements, if any. The grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise

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DATED: 12-16-2021

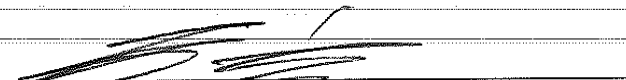

CATHERINE UTTERBACK

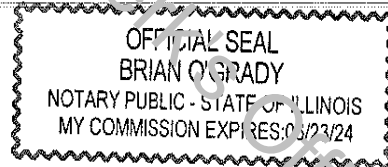

DOGUS MERIC

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 Catherine Utterback and Dogus Meric,, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 16 day of December, 20 21.


Notary Public



NAME AND ADDRESS OF PREPARER:
Brian F. O'Grady
O'Grady Law Group, P.C.
2222 Chestnut Avenue
Suite 304
Glenview, IL 60026-1679

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Legal Description of
1718 Sessions Walk, Hoffman Estates, IL 60169
Property Identification Number: 07-08-101-019-1152

UNIT ADDRESS NO. 1718 SESSIONS IN HILLDALE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING: THAT PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED BY A LINE, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF RELOCATED HIGGINS ROAD, AS DEDICATED ACCORDING TO DOCUMENT NUMBER 12647606, 371.64 FEET (AS MEASURED ALONG THE NORTHEASTERLY LINE OF HIGGINS ROAD AFORESAID) NORTHWESTERLY OF THE POINT OF INTERSECTION OF SAID NORTHEASTERLY LINE OF HIGGINS ROAD WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT BEING ALSO THE INTERSECTION OF THE NORTHEASTERLY LINE OF RELOCATED HIGGINS ROAD, AFORESAID, AND THE CENTER LINE OF THAT EASEMENT KNOWN AS HUNTINGTON BOULEVARD, AS DESCRIBED IN THE DECLARATION AND GRANT OF EASEMENT RECORDED MAY 8, 1970 AS DOCUMENT NUMBER 21154392; THENCE NORTH AND WEST ALONG THE CENTER LINE OF SAID EASEMENT, BEING A CURVED LINE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 300.00 FEET, A DISTANCE OF 219.927 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE NORTH 51 DEGREES 36 MINUTES 05 SECOND WEST, 100.00 FEET TO A POINT OF CURVE; THENCE NORTH AND WEST ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 300.00 FEET, A DISTANCE OF 297.208 FEET, ARC MEASURE, TO A POINT OF TANGENT; THENCE CONTINUING ALONG THE CENTER LINE OF SAID EASEMENT NORTH 05 DEGREES 09 MINUTES 40 SECONDS EAST, 542.183 FEET; THENCE LEAVING THE CENTER LINE OF SAID EASEMENT FOR HUNTINGTON BOULEVARD, NORTH 84 DEGREES 50 MINUTES 20 SECONDS WEST, 786.90 FEET; THENCE SOUTH 05 DEGREES 03 MINUTES 40 SECONDS WEST, 215.00 FEET; THENCE NORTH 84 DEGREES 50 MINUTES 20 SECONDS WEST, 195.33 FEET TO A POINT ON A LINE DESCRIBED AS RUNNING FROM A POINT ON THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8, WHICH IS 306.65 FEET WEST OF THE SOUTHEAST CORNER THEREOF AND RUNNING NORTHERLY 1564.77 FEET TO A POINT WHICH IS 444.55 FEET WEST, AS MEASURED AT RIGHT ANGLES, OF THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE OF SAID LINE EXTENDED SOUTH 581.775 FEET TO A POINT ON THE NORTHEASTERLY LINE OF RELOCATED HIGGINS ROAD, AS AFORESAID; THENCE SOUTH 74 DEGREES 41 MINUTES 56 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID ROAD, 1295.00 FEET TO THE POINT OF COMMENCEMENT (EXCEPT THAT PART FALLING IN HUNTINGTON BOULEVARD AS DESCRIBED IN DECLARATION AND GRANT OF EASEMENT RECORDED MAY 8, 1970 AS DOCUMENT NUMBER 21154392) ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR HILLDALE CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED NOVEMBER 30, 1978 AND KNOWN AS TRUST NO. 45354, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 25211897, AND AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.