

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY**

Doc#: 2202808044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/28/2022 09:58 AM Pg: 1 of 3

Dec ID 20211101644136
ST/CO Stamp 1-846-345-360 ST Tax \$170.00 CO Tax \$85.00

FIRST AMERICAN TITLE

FILE # 3117132
10F2

THE GRANTOR(S) Robert G. Gentile, married, of the Village of Lake Zurich, State of Illinois, County of Lake, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Brian O'Neill and Kathleen Carey of ROSEMONT, IL BOTH UNMARRIED INDIVIDUALS TO HOLD AS JOINT TENANTS all right, title and interest in the following described Real Estate situated in the County of Lake in the State of IL, to wit:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

SUBJECT TO: Covenants, conditions and restrictions of record, building violations, private, public and utility easements, roads and highways, and general real estate taxes not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **THIS IS NOT HOMESTEAD PROPERTY**

Permanent Real Estate Index Number(s) 12-04-204-050-1013
Address(es) 9602 W. Higgins Rd, Unit 3C, Rosemont, IL 60018
Grantee's address

Date: 11-15-2021



Robert G. Gentile

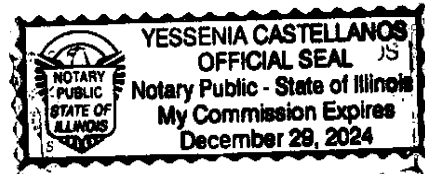
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STATE OF Cook, COUNTY OF _____ SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert G. Gentile 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 he signed, sealed and delivered the said instrument as his 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 15th day of NOVEMBER, 20 21

(Notary Public)



Prepared by:

Tom Loukas, Esq.
Loukas Law LLC
4061 North Milwaukee
Chicago, Illinois 60641

After Recording Mail To:

Brian O' Neill and Kathleen Carey
9602 W. Higgins Rd, Unit 3C
Rosemont, IL 60018

Name and Address of Taxpayer:

Brian O' Neill and Kathleen Carey
9602 W. Higgins Rd, Unit 3C
Rosemont, IL 60018

Property of Cook County Clerk's Office

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: UNIT 3-C IN EXECUTIVE ESTATES CONDOMINIUM NO. A, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"): THAT PART OF LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 1 139.0 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 22 DEGREES 27 MINUTES 00 SECONDS EAST AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF LOT 1, A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEGREES 33 MINUTES 00 SECONDS EAST, 106.81 FEET; THENCE NORTH 20 DEGREES 12 MINUTES 40 SECONDS EAST 201.46 FEET MORE OR LESS TO ITS INTERSECTION WITH A LANE DRAWN NORTH 78 DEGREES 52 MINUTES 32 SECONDS EAST FROM A POINT ON THE WESTERLY LINE OF SAID LOT, 65.47 FEET NORTHERLY OF THE SOUTHWEST CORNER OF LOT 1; THENCE SOUTH 78 DEGREES 52 MINUTES 32 SECONDS WEST, 94.83 FEET; MORE OR LESS TO A POINT 205.26 FEET NORTHEASTERLY OF THE WESTERLY LINE OF SAID LOT 1 (AS MEASURED ALONG SAID LINE HAVING A BEARING OF NORTH 78 DEGREES 52 MINUTES, 32 SECONDS EAST) THENCE SOUTH 20 DEGREES 12 MINUTES 40 SECONDS WEST, 118.97 FEET; THENCE NORTH 67 DEGREES 33 MINUTES 00 SECONDS WEST 24.60 FEET MORE OR LESS TO A LINE DRAWN AT ANGLES TO THE SOUTHERLY LINE OF SAID LOT FROM THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID RIGHT ANGLES LINE 30.0 FEET MORE OR LESS TO THE POINT OF BEGINNING IN GRIZAFFI AND FALCONE EXECUTIVE ESTATES BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY GRIZAFFI AND FALCONE CONTRACTOR'S INCORPORATED, A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 19358624, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE LAND, PROPERTY AND SPACE KNOWN AS UNIT 1A TO 1E, 2A TO 2E AND 3A TO 3E AS SAID UNITS ARE DELINEATED ON SAID SURVEY ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 12-04-204-050-1013 (Vol. 063)

Property Address: 9602 W Higgins Rd, Unit 3C, Rosemont, Illinois 60018-4841

Cook County Clerk's Office