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This Document Was Prepared By:

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Cook County Clerk
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Dec ID 20220201621859
ST/CO Stamp 0-959-515-024 ST Tax \$700.00 CO Tax \$350.00

PROPER TITLE, LLC

After Recording Return To:

~~Cherie E. Thompson, Esq.
19 S. LaSalle Street, Suite 302
Chicago, IL 60603~~

Send Subsequent Tax Bills To:

**Eric Chan and Jia Yun Jasmine Teo
2230 Washington Drive
Northbrook, IL 60062**

WARRANTY DEED

THIS INDENTURE made this 9 day of Feb, 2022, between Sellers, Ian L. Sylvan and Jamie B. Sylvan, Husband and W/ife ("Grantor"), and Purchasers, Eric Chan and ~~Jia Yun~~ Jasmine Teo, ~~Husband and WIFE~~ (Grantees"), of 750 Northwest Highway, Des Plaines, IL 60016.
* as trustees of the Jasmine Teo Trust dated November 18, 2020

WITNESSETH, the Grantors, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents doe REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto Grantees ~~as Tenants by the Entirety~~, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE "EXHIBIT A" (LEGAL DESCRIPTION) ATTACHED HERETO AND MADE A PART HEREOF.

COMMONLY KNOWN AS: 2230 Washington Drive, Northbrook, IL 60062

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantors, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto Grantees, their heirs and assigns forever.

PIN(S): 04-14-304-023-4151

ADDRESS OF REAL ESTATE: 2230 Washington Drive, Northbrook, IL 60062

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IN WITNESS WHEREOF, the Sellers have caused their names to be signed to these presents,

Dated this 9 day of Feb, 2022

X [Signature]
By: Ian L. Sylvan

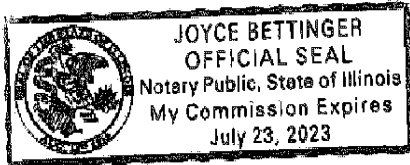
X [Signature]
By: Jamie B. Sylvan

State of Illinois)
) SS.
County of LAKE)

The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that Ian L. Sylvan and Jamie B. Sylvan personally known to me to be the same person(s) whose name(s) 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 an official seal this 9 day of FEBRUARY, 2022.

[Signature]
NOTARY PUBLIC



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EXHIBIT A

The estate or interest in the land described below and covered herein is: (I) The leasehold estate (said leasehold estate being defined in paragraph 1.C of the Alta leasehold endorsement(s) attached Hereto), created by the instrument herein referred to as the lease, executed by: Chicago Title Land Trust Company as Trustee Under Trust Agreement dated July 17, 2007 and known as Trust number 1114335 as lessor, and KZF Townhomes Ventures, L.L.C., as lessee, dated July 17, 2007, which lease was recorded July 18, 2007 as document 0719944005, and First Amendment recorded January 11, 2008 as document 0801131112 which lease demises the following described land for a term of years beginning July 17, 2007 and ending December 31, 2158 (except the buildings and improvements located on the land):

Lot EC-1 in the Final Plat of Subdivision of Techny Parcels EC-1 and EC-2, being a Subdivision of part of the West half of Section 14, and part of the Southeast quarter of Section 15, all in Township 42 North, range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, in Cook County, Illinois.

And excluding the following described parcels:

Excluded parcel 0001 (EC-1 Plat-of-highways)

That part of Lot EC-1 in the Final Plat of Subdivision of Techny Parcels EC-1 and EC-2, being a Subdivision of part of the West half of Section 14, and part of the Southeast quarter of Section 15, in Township 42 North, range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, described as follows: beginning at the most Northerly corner of Said Lot EC-1; thence Southeasterly along the Westerly line of Waukegan road as monumented and occupied, being also the Easterly line of said Lot EC-1, the following five (5) courses and distances: 1) South 40 degrees 09 minutes 19 seconds East, a distance of 371.91 feet to a point of curvature; 2) Southeasterly along an arc of a curve concave to the Southwest, having a radius of 4513.77 feet, having a chord bearing of South 36 degrees 02 minutes 36 seconds East, a distance of 647.86 feet to a point of Tangency; 3) South 31 degrees 55 minutes 54 seconds East, a distance of 536.65 feet to a point of curvature; 4) Southeasterly along the arc of a curve concave to the Southwest, having a radius of 10462.92 feet, having a chord bearing of South 30 degrees 50 minutes 24 seconds East, a distance of 398.71 feet to a point of Tangency; 5) South 29 degrees 44 minutes 54 seconds East, a distance of 190.09 feet to the Southeast corner of Said Lot EC-1, being also the North Line of Kamp Drive as heretofore dedicated by instrument recorded December 22, 2000 as document number 0001007540; thence South 60 degrees 15 minutes 06 seconds West along said North Line of Kamp Drive a distance of 49.00 feet; thence North 15 degrees 15 minutes 06 seconds East, a distance of 21.21 feet; thence North 29 degrees 44 minutes 54 seconds West, a distance of 175.09 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 10428.92 feet, having a chord bearing of North 30 degrees 50 minutes 24 seconds West, a distance of 397.42 feet to a point of tangency; thence North 31 degrees 55 minutes 54 seconds West, a distance of 536.65 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 4479.77 feet, having a chord bearing of North 36 degrees 02 minutes 36 seconds West, a distance of 642.98 feet to a point of tangency; thence North 40 degrees 09 minutes 19 seconds West, a distance of 314.59 feet; thence North 82 degrees 34 minutes 29 seconds West, a distance of 71.10 feet to the Northerly line of said Lot EC-1, being also the Southerly line of heretofore dedicated Founders Drive per document recorded February 27, 2004 as number 0405839014; thence North 46 degrees 28 minutes 03 seconds East along said Southerly line of Founders Drive a distance of 82.10 feet the place of beginning, in Cook County, Illinois.

(li) fee simple title in and to the building and all improvements (but excluding the land) located on:

Unit Number 57 2230 Washington Drive in the Meadow Ridge Condominiums, as delineated on a survey of the following described tract of land: Lot EC-1 in the Final Plat of Subdivision of Techny Parcels EC-1 and EC-2, being a Subdivision of part of the West half of Section 14, and part of the Southeast quarter of Section 15, all in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, in Cook County, Illinois, and excluding the following described parcels:

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Excluded Parcel 0001 (EC-1 Plat-of-Highways)

That part of Lot EC-1 in the Final Plat of Subdivision of Techny Parcels EC-1 and EC-2, being a Subdivision of part of the West half of Section 14, and part of the Southeast quarter of Section 15, in Township 42 North, range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, described as follows: beginning at the most Northerly corner of Said Lot EC-1; thence Southeasterly along the Westerly line of Waukegan road as monumented and occupied, being also the Easterly line of said Lot EC-1, the following five (5) courses and distances: 1) South 40 degrees 09 minutes 19 seconds East, a distance of 371.91 feet to a point of curvature; 2) Southeasterly along an arc of a curve concave to the Southwest, having a radius of 4513.77 feet, having a chord bearing of South 36 degrees 02 minutes 36 seconds East, a distance of 647.86 feet to a point of Tangency; 3) South 31 degrees 55 minutes 54 seconds East, a distance of 536.65 feet to a point of curvature; 4) Southeasterly along the arc of a curve concave to the Southwest, having a radius of 10462.92 feet, having a chord bearing of South 30 degrees 50 minutes 24 seconds East, a distance of 398.71 feet to a point of Tangency; 5) South 29 degrees 44 minutes 54 seconds East, a distance of 190.09 feet to the Southeast corner of said Lot EC-1, being also the North Line of Kamp Drive as heretofore dedicated by instrument recorded December 22, 2000 as document number 0001007540; thence South 60 degrees 15 minutes 06 seconds West along said North Line of Kamp Drive a distance of 49.00 feet; thence North 15 degrees 15 minutes 06 seconds East, a distance of 21.21 feet; thence North 29 degrees 44 minutes 54 seconds West, a distance of 175.09 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 10428.92 feet, having a chord bearing of North 30 degrees 50 minutes 24 seconds West, a distance of 397.42 feet to a point of tangency; thence North 31 degrees 55 minutes 54 seconds West, a distance of 536.65 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 4479.77 feet, having a chord bearing of North 36 degrees 02 minutes 36 seconds West, a distance of 642.98 feet to a point of tangency; thence North 40 degrees 09 minutes 19 seconds West, a distance of 314.59 feet; thence North 82 degrees 34 minutes 29 seconds West, a distance of 71.10 feet to the Northerly line of said Lot EC-1, being also the Southerly line of heretofore dedicated

Founders Drive per document recorded February 27, 2004 as number 0405839014; thence North 46 degrees 28 minutes 03 seconds east along said Southerly line of Founders Drive a distance of 82.10 feet the place of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 0829134106, amended by First Amendment recorded November 21, 2008 as document 0832645065, amended by Second Amendment recorded November 24, 2008 as document 0832945042, amended by Third Amendment recorded January 9, 2009 as document 0900916038; together with its undivided percentage interest in the common elements in Cook County, Illinois.