

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2206707006 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2022 06:01 AM Pg: 1 of 3

Dec ID 20211101649508
ST/CO Stamp 0-679-597-712 ST Tax \$218.00 CO Tax \$109.00

THE GRANTOR, ADAM M. SCHWARTZ, a single person, of 4901 Golf Road #309, Skokie, IL 60077, in consideration of ten (\$10.00)---DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **NORMA E. CABUNACAN**, a single person, of 5821 N. Elston Ave., Chicago, IL. 60646 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

[SEE ATTACHED LEGAL DESCRIPTION]

SUBJECT ONLY TO THE FOLLOWING, IF ANY: general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record, building lines and easements if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

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

Permanent Real Estate Index Number(s): ~~10-16-204-029-1033~~

Address of Real Estate: 4901 Golf Road, unit 309, Skokie, IL 60077

Dated this 20th day of Dec., 2021

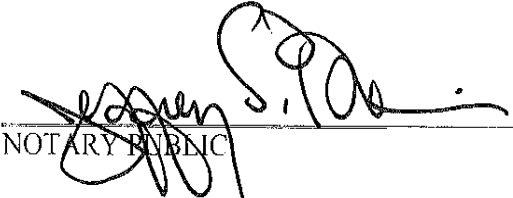

ADAM M. SCHWARTZ

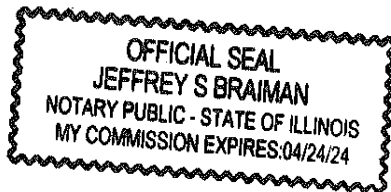
State of Illinois)
) ss
County of Cook)

VILLAGE OF SKOKIE ECONOMIC DEVELOPMENT TAX	
PIN: <u>10-16-204-029-1033</u>	
ADDRESS: <u>4901 GOLF RD, 309</u>	
<u>15457</u>	<u>11/23/21</u> <u>SC</u>

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **ADAM M. SCHWARTZ** is personally known to me to be the same person whose name is 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 20th day of Dec., 2021


NOTARY PUBLIC



This instrument was prepared by Barbara K. Hyman, 4256 N Arlington Heights Rd., Suite 202, Arlington Heights, IL 60004
Mail to:
NORMA CABUNACAN
4901 GOLF RD UNIT 309
SKOKIE IL 60077
Send Subsequent Tax Bills to:
Norma E. Cabunacan
4901 Golf Road, unit 309
Skokie, IL 60077

21ST03725RU 1/2 AWAL

UNOFFICIAL COPY

PARCEL 1:

UNIT 309 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 33 RODS OF SAID NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS WEST ON THE WEST LINE OF SAID EAST 33 RODS OF THE NORTHEAST 1/4, A DISTANCE OF 153.12 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.57 FEET FOR THE PLACE OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 79.0 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.41 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 181.63 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 179.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.0 FEET; THENCE SOUTH 79 DEGREES 36 MINUTES 32 SECONDS EAST, A DISTANCE OF 44.40 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.0 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 104.78 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766, AND NOT INDIVIDUALLY, FILED IN THE OFFICE OF THE REGISTRAR OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT LR2813918; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY); AND

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE NUMBER 6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID FILED AS DOCUMENT LR2813918.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED NOVEMBER 12, 1970 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON NOVEMBER 17, 1970 AS LR2530976 AND AS CREATED BY DEED (OR MORTGAGE) FROM HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 15, 1967 AND KNOWN AS TRUST NUMBER 32766 TO AL CHERNOW AND ADELAIDE CHERNOW DATED AUGUST 5, 1975 AND FILED AUGUST 26, 1975 AS LR DOCUMENT 2826129 FOR INGRESS AND EGRESS.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF IL

Escrow No.: 21ST03725RM

COUNTY OF Cook

Adam M. Schwartz

Adam M. Schwartz, being duly sworn on oath, states that She resides at 4901 Golf Road, #309, Skokie, IL 60077. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
- 3. The division of lots or blocks of less than one (1) 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 between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance 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. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

[Signature]
 Adam M. Schwartz

STATE OF Illinois

COUNTY OF Kane

Subscribed and sworn to before me this 29 of February, 2022.

[Signature]
 Notary Public

