

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2208018303 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2022 10:46 AM Pg: 1 of 3

Dec ID 20220201637692
ST/CO Stamp 1-656-638-864 ST Tax \$625.00 CO Tax \$312.50

FIRST AMERICAN TITLE
FILE # AF1019584

Preparer File: AF1019584
FATIC No.: AF1019584

THE GRANTOR(S) Karl E Thomas, a married man of Elk Grove Village, Cook County, IL 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 Algonquin Trails, LLC, of Mount Prospect, Cook County, IL all of his interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

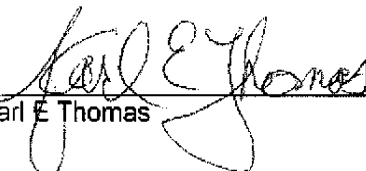
SUBJECT TO: General real estate taxes for the second installment of 2021 and subsequent year, covenants and conditions of record, Claim for Broker's lien in the amount of \$165,750.00 recorded January 16, 2018 as document 1801619063 by Mark B. Weiss Real Estate, LLC against subject property, proceeding pending in a Municipal case in the Circuit Court of Cook County, Illinois, Case No. 2016 M3 004631 by The Village of Mount Prospect vs. Karl Thomas and Thomas Properties, Lis pendens Notice recorded as document 1621534152 and matters of survey..

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

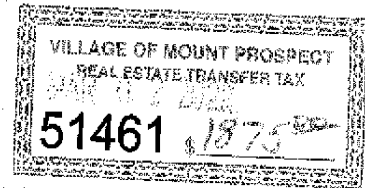
Permanent Real Estate Index Number(s): 08-15-400-061-0000

Address(es) of Real Estate: 2092 W. Algonquin Road, Mount Prospect, Illinois 60056

Dated this 4th day of March, 2022


Karl E Thomas

THIS IS NOT HOMESTEAD PROPERTY



First American
Title Insurance Company

Warranty Deed - Individual

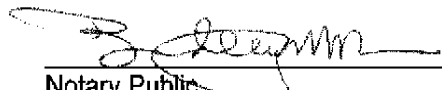
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STATE OF ILLINOIS,)
) SS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Karl E Thomas, 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 they signed, sealed and delivered the said instrument as 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 4th day of March, 20 22.





Notary Public

Prepared by:
Thrun, Tallman & Cohn, Ltd.
401 East Prospect Avenue Suite 106
Mount Prospect, IL 60056

Name and Address of Taxpayer: and
Mail to:
Algonquin Trails, LLC
555 W. Carboy Road
Mount Prospect, L 60056

COOK County Clerk's Office



EXHIBIT A

UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 434.20 FEET (MEASURED ALONG A LINE PARALLEL WITH THE NORTH LINE) OF LOT 2 WITH THE NORTHEASTERLY LINE OF ALGONQUIN ROAD AS PER DOCUMENT NUMBER 2729893; THENCE NORTH 0 DEGREES 00 MINUTES 51 SECOND EAST 615.38 FEET TO A POINT 829.77 FEET SOUTH OF THE NORTH LINE OF LOT 2; THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS WEST 55.79 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE SOUTH 0 DEGREES 00 MINUTES 51 SECONDS WEST 79.75 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST 5.67 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 51 SECONDS WEST 30.00 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULARLY TO THE AFORESAID EAST LINE OF THE WEST 434.20 FEET THROUGH A POINT 939.52 FEET (MEASURED ALONG SAID EAST LINE) SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS WEST 48.00 FEET ALONG SAID PERPENDICULAR LINE; THENCE NORTH 0 DEGREES 00 MINUTES 51 SECONDS EAST 109.75 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULARLY TO THE AFORESAID EAST LINE OF THE WEST 434.20 FEET AND PASSING THROUGH THE AFORESAID POINT OF BEGINNING, SAID POINT OF INTERSECTION BEING 42.33 FEET (MEASURED ALONG SAID PERPENDICULAR LINE) WEST OF THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST 42.33 FEET ALONG SAID PERPENDICULAR LINE TO THE POINT OF BEGINNING IN EDWARD BUSSE'S DIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 17, 1919, AS DOCUMENT 8696216, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS BY PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 1131 RECORDED NOVEMBER 30, 1973, AS DOCUMENT LR 2729894 AND AS CREATED BY THE DEED FORM PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1131 TO THOMAS E. WOELFLE FILED AS DOCUMENT LR 2742015 FOR THE PURPOSES, USE AND ENJOYMENT, INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 08-15-400-061-0000 (Vol. 049)

Property Address: 2092 West Algonquin Road, MOUNT PROSPECT, Illinois 60056