

# UNOFFICIAL COPY

Doc# 2211633253 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/26/2022 01:09 PM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20220301665655  
ST/CO Stamp 0-333-298-576 ST Tax \$255.00 CO Tax \$127.50

### MAIL TO:

Helen Barcham  
2400 Ravine Way, Suite 200  
Glenview, IL 60025

### NAME & ADDRESS OF TAXPAYER:

Ramsin T. Niqadimoos  
410 S. Western Avenue, Unit 207  
Des Plaines, IL 60016

THE GRANTORS, **WILLIAM L. METZGER and ROSE M. METZGER**, of the Village of Glenview, County of Cook, State of Illinois for the consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, **RAMSIN T. NIQADIMOOS**,<sup>\*</sup> all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

*\*single man*

SEE ATTACHED LEGAL DESCRIPTION

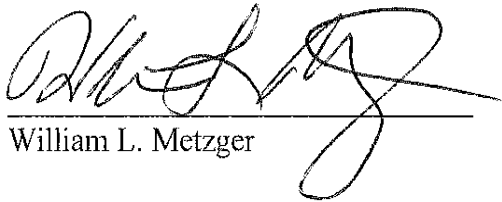
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

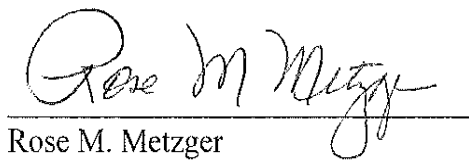
\*\*\*\*\* THIS IS NOT HOMESTEAD PROPERTY \*\*\*\*\*

P.I.N.: 09-17-100-061-1007

Property Address: 410 S. Western Avenue, Unit 207, Des Plaines, IL 60016

Dated this 8<sup>th</sup> day of April, 2022.

  
\_\_\_\_\_  
William L. Metzger

  
\_\_\_\_\_  
Rose M. Metzger

*22GSTR060796U 1/2 ANNA*

DES PLAINES ILLINOIS  
Real Estate Transfer Tax  
No. 67886  
\$2.00 per \$1,000.00  
410 S. WESTERN AVENUE  
CITY OF DES PLAINES


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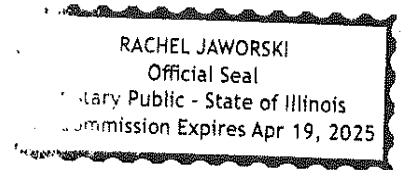
State of Illinois

County of Cook

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that WILLIAM L. METZGER and ROSE M. METZGER, personally known to me to be the same persons whose names 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.

Given under my hand and official seal, this 8<sup>th</sup> day of April, 2022.

  
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

TIMOTHY R. EVANS  
Law Office of Timothy R. Evans  
5101 Washington Street, Suite 1110  
Gurnee, Illinois 60031  
(847) 244-5088  
tim@trevanslaw.com

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 207 IN THE STONE GATE CONDOMINIUM II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: NON-EASEMENT AREA #2, (N.E.A. #2) OF THE PLAT OF DEDICATION OF EASEMENT, BEING PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 06, 2005 AS DOCUMENT 0512645151 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 25, 2006 AS DOCUMENT NUMBER 0614539006; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-62 AND STORAGE SPACE S-62, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED MAY 25, 2006 AND KNOWN AS DOCUMENT NUMBER 0614539006, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO STONE GATE CONDOMINIUM MASTER DECLARATION RECORDED JANUARY 24, 2006 AS DOCUMENT 0602419024, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

ADDRESS: **410 S. WESTERN AVENUE, UNIT 207, DES PLAINES, IL 60016**

PIN: **09-17-100-061-1007**