

# UNOFFICIAL COPY

PROPER TITLE, LLC

PT22-834077A (11)

WARRANTY DEED

Doc#. 2216706080 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/16/2022 06:49 AM Pg: 1 of 3

Dec ID 20220501618507  
ST/CO Stamp 0-950-173-776 ST Tax \$338.00 CO Tax \$169.00

The GRANTOR(S),

Jorge A. Clemente, a single man and Marta C. Miyares, a single woman,

of 1250 Rudolph Road, Unit 3A, Northbrook, Il. 60062, for and in consideration of TEN DOLLARS (\$10.00), and other good valuable considerations in hand paid, CONVEY(S) and WARRANTS (S) to:

The GRANTEE(S),

Fusayo Errico

of 1225 Wincanton Drive, Deerfield, Il. 60015

all the interest in the following described Real Estate, situated in the **COOK COUNTY, ILLINOIS** and LEGALLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

COMMONLY KNOWN AS: 1250 RUDOLPH ROAD, UNIT 3A, NORTHBROOK, IL. 60062


PIN: 04-03-200-023-1029

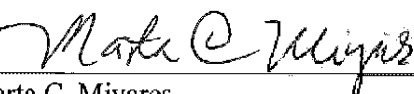
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD with full rights of survivorship.

Subject to: 2021 Cook County general real estate taxes not yet due and payable; Building line and use or occupancy restrictions, covenants, conditions and restrictions of public records.

Dated: May 18, 2022

  
\_\_\_\_\_  
Jorge A. Clemente


  
\_\_\_\_\_  
Marta C. Miyares

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State of Illinois )  
 ) SS.  
County of Cook )

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jorge A. Clemente and Marta C. Miyares personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25<sup>th</sup> day of May 2022

  
\_\_\_\_\_  
Notary Public



Mail To:

Mr. Neil J. Kaiser  
716 Lee Street  
Des Plaines, IL 60016

Send Subsequent Tax Bills to:

Fusayo Errico  
1250 Rudolph Road  
Unit 3A  
Northbrook, IL 60062

Property of Cook County Clerk's Office

This instrument was prepared by:  
**GARNELLO AND ASSOCIATES, P.C. 19 S. BOTHWELL STREET, PALATINE, ILLINOIS 60067**

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## EXHIBIT A

Parcel 1: Unit number 3-A, in the Condominiums of Northbrook Court Condominium II, as delineated on a survey of the following described real estate:

That part of the Northeast 1/4 of Section 3, Township 42 North, Range 12 East of the Third Principal Meridian, being more particularly described as follows: Commencing at the point of intersection of a line drawn 50.00 feet West and parallel with the East Line of the Northeast 1/4 of the Northeast 1/4 of said Section 3, with the South Line of Lake-Cook Road per document number 23113512; thence North 89 degrees 56 minutes 42 seconds West, along the said South Line of Lake-Cook Road, 482.15 feet; thence South 00 degrees 03 minutes 18 seconds West, 128.95 feet; thence South 53 degrees 09 minutes 43 seconds West, 42.42 feet; thence South 74 degrees 54 minutes 25 seconds East, 20.90 feet to the true point of beginning of the herein described parcel of Land; thence South 74 degrees 54 minutes 25 seconds East, 197.31 feet; thence North 60 degrees 05 minutes 35 seconds East, 197.31 feet; thence South 29 degrees 54 minutes 25 seconds East 117.00 feet; thence South 60 degrees 05 minutes 35 seconds West, 185.00 feet; thence South 82 degrees 35 minutes 30 seconds West, 112.28 feet; thence North 74 degrees 54 minutes 25 seconds West, 185.00 feet; thence North 15 degrees 05 minutes 35 seconds East, 117.00 feet to the point of beginning, in Cook County, Illinois; which survey is attached as exhibit 'A' to the declaration of condominium recorded as document number 25627766, together with its undivided percentage interest in the common elements

Parcel 2: Easement for Ingress and Egress for the benefit of parcel 1 as set forth in the declaration of easements, restrictions and covenants for the Condominiums of Northbrook Court Community Association, recorded as document number 25415820, as amended from time to time.

Parcel 3: A perpetual non-exclusive easement of use for the purpose of 2-way vehicular traffic (passenger vehicular and trucks) and pedestrian access to and between the above described property and abutting roads and highways, over and across that parcel of land known as Rudolph Road.