

# UNOFFICIAL COPY

1003

226NW16240BPK/100

Doc#: 2219210195 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/11/2022 12:56 PM Pg: 1 of 3

## WARRANTY DEED Illinois Statutory

Dec ID 20220601661507  
ST/CO Stamp 1-394-669-648 ST Tax \$600.00 CO Tax \$300.00

Mail to:  
**Bradley M Cohn**  
**Thrun, Tallman & Cohn, Ltd.**  
**401 E Prospect Ave. Suite 106**  
**Mount Prospect, Il. 60056**

Name & Address of Taxpayer:  
~~2078~~ **Algonquin Trails, LLC**  
**556 W Carboy Rd**  
**Mount Prospect, Il. 60056**

### RECORDER'S STAMP

The GRANTOR(S): **Helen Karamajanes, a single woman of the City of Kewanee, County of Henry, State of Illinois**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to ~~2078 W~~ **Algonquin Trails, LLC an Illinois Limited Liability Company of Village of Mount Prospect, County of Cook, State of Illinois** all interest in the following described land in the County of **Cook** State of **Illinois**; to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to:

1. All general real estate taxes not yet due and payable at the time of closing.
2. Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

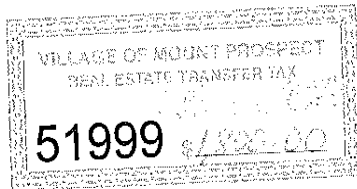
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY

PIN: **08-15-400-053-0000**

Property Address: **2078 W Algonquin Rd. Mount Prospect, Il. 60056**

Dated June ~~29~~ **29**, 2022

Helen Karamajanes (seal) \_\_\_\_\_ (seal)  
Helen Karamajanes



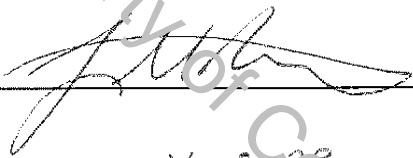
# UNOFFICIAL COPY

STATE OF Illinois        }  
  } ss  
County of HENRY        }

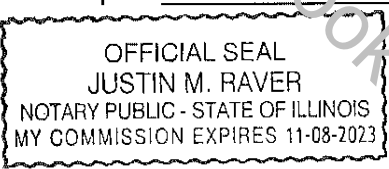
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Helen Karamajanes** is personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 notarial seal, June 29, 2022

WITNESS my hand and official seal.

Signature 

My Commission Expires 11-8-23

(Seal) 

Prepared by:  
  
Elias Mantzavrakos, Esq  
1699 Wall St. Suite 420  
Mount Prospect, Il. 60056

County - Illinois Transfer Stamps Exempt under provisions of paragraph Section 31-45, Real Estate Transfer Tax Law Date: _____  _____ Buyer, Seller or Representative
--

\*\*This conveyance must contain the name and address of Grantee for tax billing purposes: Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

THAT PART OF LOT 2 IN EDWARD BUSSE'S DIVISION HEREINAFTER DESCRIBED AS FOLLOWS:

COMMENCING AT A 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 NO. 2729893; THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS EAST 283.13 FEET TO A POINT 1162.02 FEET SOUTH OF THE NORTH LINE OF LOT 2, BEING ALSO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 51 SECONDS EAST 112.75 FEET ALONG SAID EAST LINE; THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS WEST 106.46 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 51 SECONDS WEST 82.75 FEET ALONG LINE PARALLEL WITH THE EAST LINE OF THE WEST 434.20 FEET OF SAID LOT 2; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST 20.37 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 51 SECONDS 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 THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS EAST 86.09 FEET ALONG SAID PERPENDICULAR LINE TO THE PLACE OF BEGINNING IN EDWARD BUSSE'S DIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15 AND THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, DECEMBER 17, 1919, AS DOCUMENT NO. 6696216.

### PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1; AS SET FORTH IN THE DECEMBER OF EASEMENTS BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1131, FILED NOVEMBER 30, 1973 AS DOCUMENT NO. LR2729894 AND CREATED BY THE MORTGAGE FROM GEORGE KARAMAJANES AND HELEN KARAMAJANES, HIS WIFE TO NORTH FEDERAL SAVINGS AND LOAN OF CHICAGO AS DOCUMENT LR2758630 AND AS CREATED BY DEED FROM PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 27, 1969 KNOWN AS TRUST NUMBER 1131 TO GEORGE KARAMAJANES AND HELEN KARAMAJANES, HIS WIFE FILED AS DOCUMENT NO. LR2758629 FOR THE PURPOSES OF PASSAGE USE AND ENJOYMENT, INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.