

# UNOFFICIAL COPY

Doc#. 2219312056 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/12/2022 09:52 AM Pg: 1 of 3

Dec ID 20220601638982  
ST/CO Stamp 1-306-502-224 ST Tax \$184.00 CO Tax \$92.00

## WARRANTY DEED

THE GRANTOR, J & A Investments Holdings LLC, an Illinois limited liability company, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to the GRANTEE, Albert Veysman, a single man the following described Real Estate in the County of Cook and State of Illinois, to wit:

See Exhibit A attached.

Subject to: covenants, conditions, and restrictions of record; and general real estate taxes not due and payable at the time of closing;

Permanent Real Estate Index Number(s): 04-32-200-050-1140

Address of Real Estate: 1018 Castilian Court, Unit A306, Glenview, IL 60025

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

Dated: May 23, 2022

J & A Investments Holdings LLC

By: [Signature]  
Hyo S. Kwon, Manager

**FIRST AMERICAN TITLE**  
**FILE #** 20224968

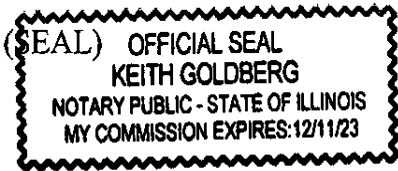
By: [Signature]  
Andrew Hahn, Manager

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Keith Goldberg, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Hyo S. Kwon and Andrew Hahm, Managers of J & A Investments Holdings LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this May 23, 2022 in person and acknowledged that they executed the foregoing instrument as their free and voluntary act, and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

Keith Goldberg  
Notary Public



This instrument was prepared by:

Keith Goldberg, Attorney at Law, 1701 East Lake Ave., Suite 200, Glenview, IL 60025.

Mail to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Send subsequent tax bills to:

Albert Kesterman  
1018 Castlemont Ct  
Unit A 306  
Glenview IL 60025

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit A

UNIT NUMBER A-306 IN THE GLENCOVE ESTATES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE NORTH 1/2 OF SECTION 32 TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 32 WHICH IS 519.20 FEET NORTH OF THE CENTER LINE OF MILWAUKEE AVENUE, THENCE SOUTH ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 83.66 FEET THENCE NORTH 52 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 489.98 FEET THENCE SOUTH 37 DEGREES 55 MINUTES EAST A DISTANCE OF 857.12 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY AND A POINT FOR A POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, THENCE NORTH 82 DEGREES 55 MINUTES WEST A DISTANCE OF 90.10 FEET THENCE SOUTH 35 DEGREES 09 MINUTES 19 SECONDS WEST A DISTANCE OF 39.83 FEET THENCE NORTH 82 DEGREES 55 MINUTES WEST A DISTANCE OF 49.59 FEET THENCE SOUTH 07 DEGREES 05 MINUTES WEST A DISTANCE OF 142.0 FEET THENCE NORTH 82 DEGREES 55 MINUTES WEST A DISTANCE OF 170.0 FEET THENCE NORTH 07 DEGREES 05 MINUTES EAST A DISTANCE 138.90 FEET THENCE NORTH 82 DEGREES 55 MINUTES WEST A DISTANCE OF 166.67 FEET THENCE NORTH 07 DEGREES 05 MINUTES EAST A DISTANCE OF 85.00 FEET THENCE NORTH 82 DEGREES 55 MINUTES WEST A DISTANCE OF 211.96 FEET THENCE SOUTH 07 DEGREES 05 MINUTES WEST A DISTANCE OF 137.12 FEET THENCE SOUTH 47 DEGREES 20 MINUTES 19 SECONDS WEST A DISTANCE OF 120.27 FEET TO THE NORTHERLY LINE OF MILWAUKEE AVENUE AS ACQUIRED BY THE STATE OF ILLINOIS BY DOCUMENT NO. 20979865 THENCE SOUTH 42 DEGREES 39 MINUTES 41 SECONDS EAST ALONG SAID NORTHERLY LINE OF MILWAUKEE AVENUE A DISTANCE OF 76.73 FEET TO A POINT SAID POINT BEING 192.01 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID NORTHERLY LINE OF MILWAUKEE WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 32 TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS MEASURED ALONG SAID NORTHERLY LINE OF MILWAUKEE AVENUE THENCE SOUTH 82 DEGREES 55 MINUTES EAST A DISTANCE OF 534.45 FEET THENCE SOUTH 07 DEGREES 05 MINUTES WEST A DISTANCE OF 12.65 FEET THENCE SOUTH 54 DEGREES 50 MINUTES 41 SECONDS EAST A DISTANCE OF 69.50 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY THENCE NORTH 35 DEGREES 09 MINUTES 19 SECONDS EAST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 75.0 FEET THENCE NORTH 54 DEGREES 50 MINUTES 41 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 15.0 FEET THENCE NORTH 35 DEGREES 09 MINUTES 19 SECONDS EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 230.34 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95341019 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.