

UNOFFICIAL COPY

Doc#: 2220918255 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/28/2022 01:50 PM Pg: 1 of 3

Dec ID 20220701682097
ST/CO Stamp 0-789-757-008 ST Tax \$205.00 CO Tax \$102.50

WARRANTY DEED Illinois Statutory

BW22063003 1/1 JD

THE GRANTOR(S) Leikyn Bravo, a single person and Brian Hogan and Dawn Bravo, a married couple, all as joint tenants, of 407 North Lake Shore Drive, Unit 407 Palatine, IL 60067, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to 300 Fox Glen, LLC, of 399 Shoreline Road, Lake Barrington, IL 60010, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See attached description.

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2021 and subsequent years

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): 02-16-215-128-0000

Address(es) of Real Estate: 407 North Lake Shore Drive, Unit 407, Palatine, IL 60067

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX

28-Jul-2022



COUNTY:	102.50
ILLINOIS:	205.00
TOTAL:	307.50

02-16-215-128-0000

| 20220701682097 | 0-789-757-008

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Dated this 11 day of July, 2022.

By [Signature]

Leikyn Bravo

[Signature]
Brian Hogan

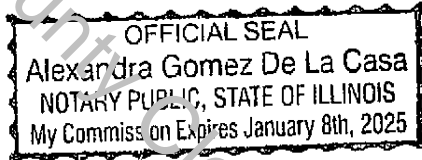
[Signature]
Dawn Bravo

STATE of Illinois, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leikyn Bravo and Brian Hogan and Dawn Bravo 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 11 Day of July 2022.

[Signature]
Notary Public



Prepared by:
Andrew Pearson
AJP Law Firm LLC
411 E. Business Center Drive, Suite 108
Mt. Prospect, IL 60056

Mail to:
Ross Brand
AJP Law Firm LLC
411 E. Business Center Drive, Suite 108
Mt. Prospect, IL 60056

Name and Address of Taxpayer:
300 Fox Glen, LLC
~~407 North Lake Shore Drive, Unit 407~~
~~Palatine, IL 60067~~
399 Shoreline Road
Lake Bluff, IL 60060

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EXHIBIT A

PARCEL 1:

THAT PART OF LOT 22 IN CORNELL LAKES APARTMENTS UNIT 2, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING ABOVE THE ELEVATION OF 787.69 FEET AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 22; THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 22, A DISTANCE OF 26.62 FEET; THENCE NORTH 46 DEGREES, 36 MINUTES, 12 SECONDS WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 46 DEGREES, 36 MINUTES, 12 SECONDS WEST, A DISTANCE OF 48.80 FEET; THENCE NORTH 43 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 21.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 48.80 FEET; THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, A DISTANCE OF 21.62 FEET TO THE POINT OF BEGINNING.

ALSO THAT PART OF LOT 22 IN CORNELL LAKES APARTMENTS UNIT 2, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 22; THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID LOT 33, A DISTANCE OF 26.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 43 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 21.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 14.89 FEET; THENCE NORTH 43 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 46 DEGREES, 36 MINUTES, 12 SECONDS WEST, A DISTANCE OF 19.89 FEET TO THE POINT OF BEGINNING.

ALSO THAT PART OF LOT 22 IN CORNELL LAKES APARTMENTS UNIT 2, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BELOW THE ELEVATION OF 787.69 FEET AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 22, THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID LOT 33, A DISTANCE OF 26.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43 DEGREES, 23 MINUTES, 48 SECONDS EAST, A DISTANCE OF 21.62 FEET; THENCE SOUTH 46 DEGREES, 36 MINUTES, 12 SECONDS EAST, A DISTANCE OF 14.89 FEET; THENCE SOUTH 43 DEGREES, 23 MINUTES, 48 SECONDS WEST, A DISTANCE OF 21.62 FEET; THENCE NORTH 46 DEGREES, 36 MINUTES, 12 SECONDS WEST, A DISTANCE OF 14.89 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RECORDED AS DOCUMENT 87292350, AND IN THE AMENDMENT AND RESTATEMENT OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT 0506949248, AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 19, 1977 AND KNOWN AS TRUST NUMBER 41512 TO PHILIP AND EVELYN STERNFELD, RECORDED AS DOCUMENT 88530898 FOR WALKS, DRIVEWAYS, INGRESS AND EGRESS, PARKING AND RECREATIONAL FACILITIES, OVER SUCH PORTIONS OF THE FOLLOWING PROPERTY AS FALL IN COMMON AREAS, AS COMMON AREAS ARE DEFINED IN SAID DECLARATION OF EASEMENT: LOTS 1 AND 2, THE, SOUTH 60 FEET OF LOT 3 (EXCEPT THE EAST 17 FEET THEREOF, TAKEN FOR HIGHWAY PURPOSES), AND ALL OF LOT 4 (EXCEPT THE EAST 17 FEET THEREOF, TAKEN FOR HIGHWAY PURPOSES), IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE FARMS, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, AND OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, AND ALSO THAT PART OF LOT 8 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, ALL IN COOK COUNTY, ILLINOIS.