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WARRANTY DEED

Doc#: 2228008105 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/07/2022 11:32 AM Pg: 1 of 4

Dec ID 20220901639035
ST/CO Stamp 0-747-671-120 ST Tax \$265.00 CO Tax \$132.50

REAL ESTATE TRANSFER TAX		30-Sep-2022
	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50

09-11-101-074-0000 | 20220901639035 | 0-747-671-120

THE GRANTOR, GREEN REALTY LLC, an Illinois limited liability company, of 2486 E. Church St., Des Plaines, Illinois 60016, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid receipt whereof is hereby acknowledged, does hereby convey and warrant unto Grantee, OKSANA KHANAS, divorced and not since remarried, residing at 4806 Waveland Ave., Apt. 2, Chicago, Illinois 60641, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: THAT PART OF LOT 2 IN OWNERS SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT OF SAID OWNERS SUBDIVISION FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 2, 1917 AS DOCUMENT NUMBER 6022131, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF LOT 22 IN GLENVIEW REALTY COMPANY'S CENTRAL GARDENS, A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SAID SECTION 11, THENCE NORTHERLY ALONG A CURVED LINE 50 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF GREENWOOD ROAD (SAID CURVED LINE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 4533.75 FEET) A DISTANCE OF 167.48 FEET CHORD MEASURE, THENCE EASTERLY ALONG A LINE DRAWN AT RIGHT ANGLES TO SAID CHORD A DISTANCE OF 139 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, CONTINUING THENCE EASTERLY ALONG SAID LINE DRAWN AT RIGHT ANGLES TO SAID CHORD A DISTANCE OF 62.50 FEET THENCE SOUTHERLY ALONG A LINE DRAWN AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 142 FEET MORE OR LESS TO A CURVED LINE 34.5 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID GLENVIEW REALTY COMPANY'S CENTRAL GARDENS SUBDIVISION (SAID LAST DESCRIBED CURVED LINE HAVING A RADIUS OF 919.48 FEET AND CONCAVE NORTHERLY) THENCE WESTERLY ALONG SAID LAST DESCRIBED CURVED LINE A DISTANCE OF 40 FEET MORE OR LESS TO A POINT OF REVERSE CURVE, CONTINUING THENCE WESTERLY ALONG A CURVED LINE 34.5 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID GLENVIEW REALTY COMPANY'S CENTRAL GARDENS SUBDIVISION (SAID LAST DESCRIBED

PT 022-18966 1/2

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CURVED LINE HAVING A RADIUS OF 1794.5 FEET AND CONCAVE SOUTHERLY) A DISTANCE OF 23 FEET MORE OR LESS TO A LINE DRAWN THROUGH THE POINT OF BEGINNING AND PARALLEL WITH THE EAST LINE OF SAID TRACT, THENCE NORTHERLY 138 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPT THE NORTHERLY 96.75 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL 2: THAT PART OF LOT 2 IN OWNERS SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT OF SAID OWNERS SUBDIVISION FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 2, 1917 AS DOCUMENT 6022131 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 22 IN GLENVIEW REALTY COMPANY'S CENTRAL GARDENS SUBDIVISION A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE NORTHERLY ALONG A CURVED LINE 50 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF GREENWOOD ROAD (SAID CURVED LINE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 4533.75 FEET) A DISTANCE OF 34.5 FEET MORE OR LESS CHORD MEASURE, (SAID CHORD FOR PURPOSES OF THIS LEGAL DESCRIPTION HAVING A BEARING OF NORTH 4 DEGREES EAST) TO A CURVED LINE 24.5 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID GLENVIEW REALTY COMPANY'S CENTRAL GARDENS SUBDIVISION (SAID LAST DESCRIBED CURVED LINE HAVING A RADIUS OF 1794.5 FEET AND CONCAVE SOUTHERLY) THENCE EASTERLY ALONG SAID LAST DESCRIBED CURVED LINE A DISTANCE OF 132.5 FEET TO THE POINT OF BEGINNING OF THE TRACT LAND HEREIN DESCRIBED; CONTINUING THENCE EASTERLY ALONG THE LAST DESCRIBED CURVED LINE A DISTANCE OF 13.75 FEET, THENCE SOUTH 41 DEGREES EAST A DISTANCE OF 48 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID GLENVIEW REALTY COMPANY'S CENTRAL GARDENS SUBDIVISION (SAID NORTHERLY LINE AT THIS POINT BEING A CURVED LINE CONCAVE NORTHERLY AND HAVING A RADIUS OF 953.98 FEET) THENCE WESTERLY ALONG SAID NORTHERLY LINE OF GLENVIEW REALTY COMPANY'S CENTRAL GARDENS SUBDIVISION A DISTANCE OF 13.75 FEET MORE OR LESS TO A LINE DRAWN THROUGH THE POINT OF BEGINNING AND HAVING A BEARING OF SOUTH 41 DEGREES EAST THENCE NORTH 41 DEGREES WEST A DISTANCE OF 48 FEET MORE OR LESS TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL 3: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT '1' THERETO ATTACHED DATED NOVEMBER 4, 1960 AND RECORDED DECEMBER 19, 1960 AS DOCUMENT NUMBER 18043592, MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 22, 1957 AND KNOWN AS TRUST NUMBER 39470 AND AS TRUSTEE

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UNDER TRUST AGREEMENT DATED MAY 17, 1960 AND KNOWN AS TRUST NUMBER 42231 AND AS CREATED BY THE DEED FROM CHICAGO TITLE AND TRUST COMPANY A CORPORATION OF ILLINOIS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 1960 AND KNOWN AS TRUST NUMBER 42231 TO PACIFIC ISLES LTD. DATED FEBRUARY 2, 1962 AND RECORDED MARCH 30, 1962 AS DOCUMENT NUMBER 18436282.

SUBJECT TO: Covenants, conditions, and restrictions of record, provided the foregoing do not/are not violated by the existing improvements or the present use of the Property; and general real estate taxes for 2021 and subsequent years.

Permanent Real Estate Index Number(s): 09-11-101-074-0000
Address of Real Estate: 416 Glendale Road, Glenview, Illinois 60025

This is not homestead property.

IN WITNESS WHEREOF, the said Grantor has caused its name to be signed to these presents this 30 day of September, 2022.

GREEN REALTY LLC

By: *Naheed Amdani*

Member

STATE OF Illinois)
) SS.
COUNTY OF COOK)

I, Melissa Erpate, a notary public in and for said County, in the State aforesaid, DO CERTIFY THAT PIYUSH DESAI, personally known to me to be the same person whose name is subscribed to the foregoing instrument and personally known to me to be a Member of Green Realty LLC, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of Green Realty LLC, for the uses and purposes therein set forth, including the waiver of homestead.

Given under my hand and official seal this 30 day of September, 2022.

Commission expires: June 17, 2025

Melissa Erpate
Notary Public

This instrument was prepared by:

Naheed A. Amdani, Esq.
Law Offices of Naheed A. Amdani, P.C.
4909 Oakton Street
Skokie, Illinois 60077



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MAIL TO:

Nazar Kashuba, Esq.
444 N. Western Ave., #210
Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Oksana Khanas
~~416 Glendale Road~~ 7511 W. Addison St
Glenview, IL 60025 Chgo IL 60634

Property of Cook County Clerk's Office