

UNOFFICIAL COPY



Doc# 2314345086 Fee \$88.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/23/2023 12:52 PM PG: 1 OF 9

WARRANTY DEED
Statutory (ILLINOIS)

THIS DOCUMENT PREPARED BY:

Paul J. Ochmanek, Esq.
55 W. Monroe St., Suite 2445
Chicago, IL 60603

FOR RECORDER'S USE ONLY

Chicago Title

226ND 736 019 PM 4/4

THE GRANTOR(S), MISSION HILLS PROPERTY, LLC, an Illinois limited liability company of 1677 MISSION HILLS ROAD, NORTHBROOK, IL 60062, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid,

CONVEY and WARRANT to GRANTEE(S), MISSION HILLS HOMEOWNERS ASSOCIATION, as the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PINS: 04-18-200-042-0000

Address of Real Estate: 1677 MISSION HILLS ROAD, NORTHBROOK, IL 60062

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; 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.

REAL ESTATE TRANSFER TAX



22-May-2023

COUNTY: 199.50

ILLINOIS: 399.00

TOTAL: 598.50

04-18-200-042-0000

20230501616321 | 0-970-640-080

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantors, **Mission Hills Property, LLC, an Illinois limited liability company**, have caused their name to be signed to this Warranty Deed as of this 9th day of MAY, 2023.

[Signature] (signature)

Theodore Mavrakis (print)
(as member of Mission Hills Property, LLC, an Illinois limited liability company)

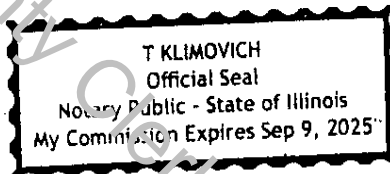
STATE OF IL
COUNTY OF Lape) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Theodore Mavrakis, personally known to me to be the same people whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed 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 notarial seal this 9 day of May, 2023.

T. Klif

NOTARY PUBLIC
My commission expires: 09/09/25



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

LOTS 1 AND 2 LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD OF COUNTY CLERK'S DIVISION OF COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF LOTS 1, 2 AND 3, LYING EASTERLY OF THE CENTERLINE OF SANDERS ROAD OF COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BEING ALSO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 1 AND 2, BEING ALSO THE EAST LINE OF NORTHEAST QUARTER OF SECTION 18 AFORESAID, 2356.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON THE LAST DESCRIBED COURSE, WHICH IS ALSO THE EAST LINE OF LOT 3 AFORESAID, 140.05 FEET TO THE CENTER LINE OF TECHNY ROAD; THENCE NORTH 71 DEGREES 47 MINUTES 18 SECONDS WEST, ALONG THE CENTERLINE OF TECHNY ROAD, 440.83 FEET TO THE SOUTH LINE OF SAID LOT 2, BEING ALSO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 2 AND THE CENTERLINE OF TECHNY ROAD, 1518.28 FEET TO A POINT 640.00 FEET EASTERLY OF THE CENTERLINE OF SANDERS ROAD; THENCE NORTH 00 DEGREES 19 MINUTES 30 SECONDS WEST, PERPENDICULAR TO THE SOUTH LINE OF LOT 2 AFORESAID, 50.00 FEET; THENCE WITH A DEFLECTION ANGLE OF 86 DEGREES 25 MINUTES 25 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE EXTENDED 440.16 FEET; THENCE NORTH 20 DEGREES 14 MINUTES 55 SECONDS WEST, 163.77 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 39 SECONDS WEST, 186.53 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 38 SECONDS WEST, 40.86 FEET; THENCE NORTH 01 DEGREES 21 MINUTES 51 SECONDS WEST, 293.21 FEET; THENCE NORTH 07 DEGREES 18 MINUTES 46 SECONDS EAST, 86.65 FEET; THENCE NORTH 19 DEGREES 15 MINUTES 29 SECONDS WEST, 72.43 FEET; THENCE NORTH 16 DEGREES 32 MINUTES 57 SECONDS EAST, 53.43 FEET; THENCE NORTH 07 DEGREES 04 MINUTES 59 SECONDS WEST, 169.57 FEET; THENCE NORTH 12 DEGREES 11 MINUTES 02 SECONDS WEST, 323.48 FEET; THENCE NORTH 40 DEGREES 12 MINUTES 46 SECONDS WEST, 59.99 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 06 SECONDS EAST, 187.46 FEET; THENCE SOUTH 40 DEGREES 33 MINUTES 40 SECONDS EAST, 207.21 FEET; THENCE SOUTH 40 DEGREES 17 MINUTES 10 SECONDS EAST, 159.96 FEET; THENCE SOUTH 05 DEGREES 58 MINUTES 20 SECONDS EAST, 78.04 FEET; THENCE SOUTH 52 DEGREES 12 MINUTES 56 SECONDS EAST, 169.91 FEET; THENCE SOUTH 64 DEGREES 30 MINUTES 41 SECONDS EAST, 158.30 FEET; THENCE SOUTH 65 DEGREES 03 MINUTES 09 SECONDS EAST, 203.73 FEET; THENCE SOUTH 79 DEGREES 40 MINUTES 11 SECONDS EAST, 169.64 FEET; THENCE SOUTH 74 DEGREES 41 MINUTES 01 SECONDS EAST, 150.79 FEET; THENCE NORTH 31 DEGREES 47 MINUTES 23 SECONDS EAST, 248.75 FEET; THENCE NORTH 40 DEGREES 46 MINUTES 54 SECONDS EAST, 307.51 FEET;

UNOFFICIAL COPY

LEGAL DESCRIPTION (continued)

THENCE NORTH 38 DEGREES 58 MINUTES 28 SECONDS EAST, 256.18 FEET; THENCE NORTH 25 DEGREES 12 MINUTES 50 SECONDS EAST, 217.56 FEET; THENCE NORTH 15 DEGREES 06 MINUTES 30 SECONDS EAST, 159.83 FEET; THENCE NORTH 35 DEGREES 03 MINUTES 27 SECONDS WEST, 120.28 FEET; THENCE SOUTH 84 DEGREES 50 MINUTES 46 SECONDS WEST, 141.04 FEET; THENCE SOUTH 65 DEGREES 00 MINUTES 37 SECONDS WEST, 156.16 FEET; THENCE SOUTH 48 DEGREES 18 MINUTES 11 SECONDS WEST, 99.78 FEET; THENCE SOUTH 20 DEGREES 37 MINUTES 43 SECONDS WEST, 129.20 FEET; THENCE NORTH 82 DEGREES 05 MINUTES 35 SECONDS WEST, 196.42 FEET; THENCE NORTH 76 DEGREES 37 MINUTES 05 SECONDS WEST, 347.47 FEET; THENCE NORTH 57 DEGREES 18 MINUTES 13 SECONDS WEST, 204.08 FEET; THENCE NORTH 77 DEGREES 38 MINUTES 13 SECONDS WEST, 286.22 FEET; THENCE NORTH 85 DEGREES 47 MINUTES 52 SECONDS WEST, 171.49 FEET; THENCE SOUTH 3 DEGREES 20 MINUTES 25 SECONDS WEST, 63.27 FEET; THENCE NORTH 67 DEGREES 16 MINUTES 23 SECONDS WEST 173.42 FEET; THENCE SOUTHWEST ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 267.00 FEET, FOR A DISTANCE OF 60.71 FEET TO THE POINT OF TANGENCY (BEARING OF THE CHORD OF SAID CURVE IS SOUTH 30 DEGREES 47 MINUTES 58 SECONDS WEST); THENCE SOUTH 38 DEGREES 06 MINUTES 28 SECONDS WEST, 15.37 FEET TO THE POINT OF CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 66.64 FEET, FOR A DISTANCE OF 55.51 FEET, TO THE POINT OF TANGENCY (BEARING OF THE CHORD OF SAID CURVE IS SOUTH 14 DEGREES 20 MINUTES 00 SECONDS WEST); THENCE SOUTH 9 DEGREES 25 MINUTES 28 SECONDS EAST, 17.20 FEET; THENCE SOUTH 81 DEGREES 01 MINUTES 08 SECONDS WEST, 26.00 FEET; THENCE NORTH 9 DEGREES 30 MINUTES 27 SECONDS WEST, 16.93 FEET, TO THE POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 92.64 FEET, FOR A DISTANCE OF 77.17 FEET, TO THE POINT OF TANGENCY (BEARING OF THE CHORD OF SAID CURVE IS NORTH 14 DEGREES 22 MINUTES 00 SECONDS EAST); THENCE NORTH 38 DEGREES 14 MINUTES 27 SECONDS EAST, 15.37 FEET; THENCE NORTH 28 DEGREES 12 MINUTES 49 SECONDS EAST, 53.30 FEET; THENCE SOUTH 84 DEGREES 43 MINUTES 07 SECONDS WEST, 51.24 FEET; THENCE SOUTH 82 DEGREES 48 MINUTES 30 SECONDS WEST, 160.66 FEET TO THE CENTERLINE OF SANDERS ROAD; THENCE NORTH 07 DEGREES 14 MINUTES 06 SECONDS WEST, ALONG THE CENTERLINE OF SANDERS ROAD 148.04 FEET TO A LINE 190.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS EAST, ALONG SAID LINE 190.00 FEET SOUTH, 181.81 FEET; THENCE NORTH 06 DEGREES 51 MINUTES 15 SECONDS WEST, 4.87 FEET; THENCE NORTH 83 DEGREES 49 MINUTES 18 SECONDS EAST, 72.38 FEET; THENCE NORTH 54 DEGREES 32 MINUTES 16 SECONDS EAST, 99.64 FEET; THENCE NORTH 12 DEGREES 15 MINUTES 18 SECONDS EAST, 30.20 FEET; THENCE NORTH 69 DEGREES 45 MINUTES 39 SECONDS EAST, 45.09 FEET; THENCE SOUTH 46 DEGREES 51 MINUTES 56 SECONDS EAST, 96.44 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 03 SECONDS EAST, 73.03 FEET; THENCE NORTH 14 DEGREES 30 MINUTES 34 SECONDS EAST, 46.70 FEET; THENCE NORTH 87 DEGREES 03 MINUTES 45 SECONDS EAST, 139.71 FEET; THENCE SOUTH 63 DEGREES 35 MINUTES 55 SECONDS EAST, 115.79 FEET; THENCE SOUTH 49 DEGREES 02 MINUTES 07 SECONDS EAST, 126.01 FEET;

UNOFFICIAL COPY

LEGAL DESCRIPTION (continued)

THENCE SOUTH 75 DEGREES 17 MINUTES 37 SECONDS EAST, 109.07 FEET; THENCE NORTH 28 DEGREES 51 MINUTES 16 SECONDS EAST, 26.98 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 09 SECONDS EAST, 185.43 FEET; THENCE NORTH 82 DEGREES 58 MINUTES 47 SECONDS EAST, 303.47 FEET; THENCE NORTH 83 DEGREES 40 MINUTES 21 SECONDS EAST, 259.14 FEET; THENCE NORTH 31 DEGREES 13 MINUTES 44 SECONDS EAST, 118.25 FEET; THENCE NORTH 86 DEGREES 36 MINUTES 34 SECONDS EAST, 292.58 FEET; THENCE SOUTH 72 DEGREES 32 MINUTES 11 SECONDS EAST, 193.44 FEET; THENCE SOUTH 84 DEGREES 14 MINUTES 41 SECONDS EAST, 131.63 FEET; THENCE NORTH 27 DEGREES 26 MINUTES 09 SECONDS WEST, 100.06 FEET TO THE NORTH LINE OF LOT 1 AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18 AFORESAID; THENCE NORTH 89 DEGREES 32

MINUTES 08 SECONDS EAST, ALONG SAID NORTH LINE, 477.75 FEET TO THE POINT OF BEGINNING;
ALSO EXCEPTING THEREFROM

(SANDERS ROAD EXCEPTION)

THAT PART OF LOT 2 OF THE COUNTY CLERK'S DIVISION OF COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 2, IN COUNTY

CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CENTERLINE OF SANDERS ROAD; THENCE EAST ALONG THE SOUTH LINE OF THE AFORESAID LOT 2, AND THE CENTERLINE OF TECHN Y ROAD, 640.00 FEET TO A POINT, SAID POINT BEING IN THE CENTERLINE OF TECHN Y ROAD, AND ON THE SOUTH LINE OF THE AFORESAID LOT 2; THENCE NORTH, AT RIGHT ANGLES TO THE PRECEDING COURSE 50.00 FEET TO A POINT; THENCE WITH A DEFLECTION ANGLE OF 86 DEGREES 25 MINUTES 25

SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE EXTENDED 561.10 FEET TO A POINT, THENCE WITH A DEFLECTION ANGLE OF 78 DEGREES 09 MINUTES 20 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED COURSE EXTENDED, 522.36 FEET TO A POINT, THENCE WITH A DEFLECTION ANGLE OF 4 DEGREES 36 MINUTES 35 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE EXTENDED, 301.40 FEET TO A POINT; THENCE WITH A DEFLECTION ANGLE OF 84 DEGREES, 17 MINUTES 20 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE EXTENDED 50.00 FEET TO A POINT, SAID POINT BEING IN THE CENTERLINE OF SANDERS ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID SANDERS

ROAD, 896.92 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM

(EXCEPTION TO DECLARATION DOC. 22431171)

UNOFFICIAL COPY

LEGAL DESCRIPTION (continued)

THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 18, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 56.08 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE WEST ALONG THE NORTH LINE THEREOF, 176.69 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID NORTHWEST QUARTER, 154.04 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 190.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS,

AND ALSO EXCEPTING THEREFROM THE FOLLOWING 2 DESCRIBED PARCELS:

(PARKING PARCEL EXCEPTION):

THAT PART OF LOT 1 LYING EASTERLY OF THE CENTERLINE OF SANDERS ROAD OF COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS WEST ALONG THE NORTH LINE OF SECTION 18 AFORESAID 232.77 FEET TO THE CENTER LINE OF SANDERS ROAD; THENCE SOUTH 07 DEGREES 29 MINUTES 44 SECONDS EAST ALONG SAID CENTER LINE 341.08 FEET; THENCE NORTH 82 DEGREES 48 MINUTES 30 SECONDS EAST 33.00 FEET TO THE EASTERLY LINE OF SANDERS ROAD AND THE **POINT OF BEGINNING**; THENCE SOUTH 07 DEGREES 29 MINUTES 44 SECONDS EAST ALONG SAID EASTERLY LINE 554.78 FEET; THENCE 31.00 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 17.60 FEET AND A CHORD WHICH BEARS SOUTH 57 DEGREES 57 MINUTES 42 SECONDS EAST A DISTANCE OF 27.14 FEET; THENCE NORTH 71 DEGREES 34 MINUTES 22 SECONDS EAST 70.57 FEET; THENCE 18.54 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 11.10 FEET AND A CHORD WHICH BEARS NORTH 23 DEGREES 42 MINUTES 02 SECONDS EAST A DISTANCE OF 16.46 FEET; THENCE 62.69 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE EASTERLY, HAVING A RADIUS OF 213.29 FEET AND A CHORD WHICH BEARS NORTH 15 DEGREES 45 MINUTES 07 SECONDS WEST A DISTANCE OF 62.46 FEET; THENCE NORTH 07 DEGREES 19 MINUTES 57 SECONDS WEST 360.03 FEET; THENCE 106.37 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE EASTERLY, HAVING A RADIUS OF 119.77 FEET AND A CHORD WHICH BEARS NORTH 18 DEGREES 06 MINUTES 33 SECONDS EAST A DISTANCE OF 102.91 FEET; THENCE 36.13 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.55 FEET AND A CHORD WHICH BEARS NORTH 29 DEGREES 51 MINUTES 12 SECONDS EAST A DISTANCE OF 35.78 FEET; THENCE SOUTH 84 DEGREES 43 MINUTES 07 SECONDS WEST 20.31 FEET; THENCE SOUTH 82 DEGREES 48 MINUTES 30 SECONDS WEST 136.69 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

UNOFFICIAL COPY

LEGAL DESCRIPTION (continued)

(CLUBHOUSE PARCEL EXCEPTION):

THAT PART OF LOT 1 LYING EASTERLY OF THE CENTERLINE OF SANDERS ROAD OF COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 32 MINUTES 08 SECONDS WEST ALONG THE NORTH LINE OF SECTION 18 AFORESAID 232.77 FEET TO THE

CENTER LINE OF SANDERS ROAD; THENCE SOUTH 07 DEGREES 29 MINUTES 44 SECONDS EAST ALONG SAID CENTER LINE 341.08 FEET; THENCE NORTH 82 DEGREES 48 MINUTES 30 SECONDS EAST 169.69 FEET; THENCE NORTH 84 DEGREES 43 MINUTES 07 SECONDS EAST 51.24 FEET; THENCE SOUTH 71 DEGREES 47 MINUTES 55 SECONDS EAST 28.56 TO THE **POINT OF BEGINNING**; THENCE 40.80 FEET ALONG THE ARC OF A CIRCLE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 267.02 FEET AND A CHORD WHICH BEARS SOUTH 28 DEGREES 07 MINUTES 35 SECONDS WEST A DISTANCE OF 40.76 FEET; THENCE NORTH 59 DEGREES 25 MINUTES 39 SECONDS WEST 22.59 FEET; THENCE 26.76 FEET ALONG THE ARC OF A CIRCLE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 111.36 FEET AND A CHORD WHICH BEARS SOUTH 37 DEGREES 27 MINUTES 19 SECONDS WEST A DISTANCE OF 26.69 FEET; THENCE 86.06 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE EASTERLY, HAVING A RADIUS OF 92.48 FEET AND A CHORD WHICH BEARS SOUTH 17 DEGREES 40 MINUTES 42 SECONDS WEST A DISTANCE OF 82.99 FEET; THENCE SOUTH 08 DEGREES 58 MINUTES 52 SECONDS EAST 15.15 FEET; THENCE SOUTH 07 DEGREES 02 MINUTES 40 SECONDS EAST 338.73 FEET; THENCE 73.88 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE EASTERLY, HAVING A RADIUS OF 187.29 FEET AND A CHORD WHICH BEARS SOUTH 18 DEGREES 24 MINUTES 45 SECONDS EAST A DISTANCE OF 73.40 FEET; THENCE NORTH 52 DEGREES 24 MINUTES 41 SECONDS EAST 181.66 FEET; THENCE 21.36 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WESTERLY, HAVING A RADIUS OF 12.29 FEET AND A CHORD WHICH BEARS NORTH 02 DEGREES 36 MINUTES 07 SECONDS EAST A DISTANCE OF 18.77 FEET; THENCE NORTH 47 DEGREES 12 MINUTES 27 SECONDS WEST 38.75 FEET; THENCE 87.93 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE EASTERLY, HAVING A RADIUS OF 60.30 FEET AND A CHORD WHICH BEARS NORTH 05 DEGREES 25 MINUTES 40 SECONDS WEST A DISTANCE OF 80.35 FEET; THENCE 63.79 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE WESTERLY, HAVING A RADIUS OF 117.58 FEET AND A CHORD WHICH BEARS NORTH 20 DEGREES 48 MINUTES 36 SECONDS EAST A DISTANCE OF 63.01 FEET; THENCE NORTH 05 DEGREES 16 MINUTES 06 SECONDS EAST 168.29 FEET; THENCE NORTH 60 DEGREES 21 MINUTES 23 SECONDS WEST 73.86 FEET; THENCE 83.63 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 559.11 FEET AND A CHORD WHICH BEARS NORTH 56 DEGREES 04 MINUTES 15

UNOFFICIAL COPY

SECONDS WEST A DISTANCE OF 83.56 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commitment File No.: # 22GND736019RM

For Informational Purposes Only:

PINS: 04-18-200-042-0000

Address of Real Estate: 1677 MISSION HILLS ROAD, NORTHBROOK, IL 60062

--

MAIL AFTER RECORDING TO:

Paul J. Ochmanek, Esq.
55 W. Monroe St., Suite 2445
Chicago, IL 60603

MAIL TAX BILLS TO:

NS Management, LLC
4811 Main Street, #101
Skokie, IL 6007
C/o: Mission Hills HOA

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of Illinois

} ss.

County of Cook

Theodore Mavrakis, being duly sworn on oath, states that He resides at 36 PARK LN, GOLF IL 60029. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that He makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

X Theodore Mavrakis - Manager

SUBSCRIBED and SWORN to before me

this 10 day of May, 2023
[Signature]

