

# UNOFFICIAL COPY

Doc#: 2317733263 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/26/2023 11:48 AM Pg: 1 of 4

Dec ID 20230601646080  
ST/CO Stamp 0-131-888-848 ST Tax \$317.00 CO Tax \$158.50

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Tajuddin Q Khan  
450 E. 22<sup>nd</sup> St.  
Suite 150  
Lombard, IL 60148

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

Zia Quraishi and Khajista Quraishi  
9242 Gross Point Road, Unit A-406  
Skokie, IL 60076

**THE GRANTOR: Janice Kaplan**, a single person, of 8039 Elmwood Ave, Unit 402, Skokie, IL 60077, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Zia Quraishi and Khajista Quraishi**, husband and wife, of 9315 N. Mansfield Ave, Morton Grove, IL 60053, to have and to hold, as Tenants by the Entirety, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 9242 Gross Point Road, Unit A-406, Skokie, IL 60076  
PIN: 10-16-204-033-1042

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

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

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN:	10-16-204-033-1042
ADDRESS:	9242 Gross Pt Rd 406
	\$ 951.00
17372	6/14/23 SL

② 1/1  
23A SA 507207 LP

# UNOFFICIAL COPY

DATED this 8<sup>th</sup> day of June, 2023.

Janice Kaplan  
Janice Kaplan

STATE OF Illinois)  
COUNTY OF DeKalb)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Janice Kaplan**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that she signed 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 official seal this 8<sup>th</sup> day of June, 2023.

[Signature]  
Notary Public

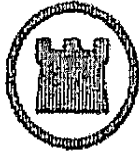
**NAME AND ADDRESS OF PREPARER:**

Jason S. Harris  
Law Office of Jason S. Harris, LLC  
300 Saunders Rd., Suite 100  
Riverwoods, IL 60015



COOK COUNTY Clerk's Office

# UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23GSA527207LP

For APN/Parcel ID(s): 10-16-204-033-1042

---

UNIT NO. 'A-406' IN 9242 GROSS POINT TOWERS CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

PARCEL 1: THAT PART OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID NORTH EAST 1/4; THENCE NORTH ON EAST LINE OF SAID SECTION 9.91 CHAINS TO CENTER OF GROSS POINT ROAD; THENCE SOUTH 43.5 DEGREES WEST ON CENTER OF SAID ROAD 3.74 CHAINS TO A POINT BEING A PLACE OF BEGINNING; THENCE NORTH 26 DEGREES WEST 25.7 CHAINS TO A POINT IN THE SOUTH LINE OF LAND OWNED BY PHILLIPP WELLE'S SAID POINT BEING 14.40 CHAINS WEST OF THE EAST LINE OF SAID SECTION 16; THENCE WEST ALONG THE SOUTH LINE OF SAID PHILLIPP WELLE'S LAND TO THE EAST LINE OF THE WEST 7 ACRES OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 16 AFORESAID; THENCE SOUTH ALONG SAID LAST MENTIONED LINE 6.26 CHAINS; THENCE SOUTH 36 DEGREES EAST, 23.41 CHAINS TO CENTER OF ROAD; THENCE NORTHEASTERLY ALONG CENTER OF ROAD TO A POINT 4.06 CHAINS SOUTH WEST OF THE INTERSECTION OF THE CENTER LINE OF GROSS POINT ROAD AND EAST LINE OF SAID SECTION 16 AND MEASURED ALONG THE CENTER LINE OF SAID GROSS POINT ROAD; THENCE NORTH EAST 21.12 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF LYING WEST OF THE EAST LINE OF LAMON AVENUE EXTENDED NORTH, ALSO EXCEPT THAT PART LYING SOUTHEASTERLY OF A LINE DRAWN AT 90 DEGREES TO THE NORTHEASTERLY LINE OF SAID PROPERTY AT A POINT 279.20 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID PROPERTY, AND EXCEPT ALSO THAT PART LYING NORTHWESTERLY OF A LINE DRAWN FROM THE NORTHEASTERLY LINE OF SAID PROPERTY AT A POINT 554.20 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER THEREOF, SAID LINE FORMING AN INTERIOR ANGLE OF 82 DEGREES 16 MINUTES 40 SECONDS WITH SAID NORTHEASTERLY LINE) ALL IN COOK COUNTY, ILLINOIS, EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID NORTH EAST 1/4; THENCE NORTH ON THE EAST LINE OF SAID SECTION 9.91 CHAINS TO THE CENTER OF GROSS POINT ROAD; THENCE SOUTH 43.5 DEGREES WEST ON THE CENTER OF SAID ROAD 3.74 CHAINS; THENCE NORTH 26 DEGREES WEST, ALONG A LINE WHICH INTERSECTS THE SOUTH LINE OF THE LAND OWNED BY PHILLIPP WELLE'S AT A POINT 14.40 CHAINS WEST OF THE EAST LINE OF SAID SECTION 16, FOR A DISTANCE OF 554.20 FEET; THENCE SOUTH WEST, ALONG A LINE WHICH FORMS WITH THE LAST DESCRIBED COURSE AN ANGLE OF 97 DEGREES 43 MINUTES

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

(continued)

20 SECONDS FROM SOUTH EAST TO SOUTH WEST, FOR A DISTANCE OF 133.93 FEET; THENCE SOUTH EAST ALONG A LINE WHICH FORMS, WITH THE LAST DESCRIBED COURSE AN ANGLE OF 88 DEGREES 59 MINUTES 30 SECONDS FROM NORTH EAST TO SOUTH EAST, 55.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE 94.15 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 45 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE, 7.07 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 135 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE 18.15 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 282 DEGREES 28 MINUTES WITH THE LAST DESCRIBED COURSE, 53.51 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 93 DEGREES 14 MINUTES 20 SECONDS WITH THE LAST DESCRIBED COURSE, 44.04 FEET TO A LINE 45.00 FEET EASTERLY OF AND PARALLEL TO THE EAST LINE OF LAMON STREET EXTENDED NORTH; THENCE NORTHERLY ALONG SAID LINE 45.00 FEET EASTERLY 71.96 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 110 DEGREES 57 MINUTES WITH THE LAST DESCRIBED COURSE, 28.68 FEET; THENCE SOUTHEASTERLY AT 90 DEGREES TO THE LAST DESCRIBED COURSE 27.00 FEET; THENCE NORTHEASTERLY AT 90 DEGREES TO THE LAST DESCRIBED COURSE 14.71 FEET, TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 20, 1972 AND KNOWN AS TRUST NUMBER 77875, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23286211, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION AND GRANT OF EASEMENTS RECORDED AS DOCUMENT NO. 23284854 AS AMENDED BY DOCUMENT 23286210 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 20, 1972 AND KNOWN AS TRUST NUMBER 77875 TO SAM BOGOUN DATED SEPTEMBER 12, 1975 AND RECORDED NOVEMBER 14, 1975 AS DOCUMENT 23293330, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.