

# UNOFFICIAL COPY

Doc#: 2319206081 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/11/2023 10:49 AM Pg: 1 of 2

## WARRANTY DEED

Dec ID 20230601659501  
ST/CO Stamp 1-131-175-632 ST Tax \$170.00 CO Tax \$85.00

THE GRANTOR, **ABBY PETRONE**,  
single, never married, and  
not a party to a civil  
union, of the Village of  
Wheeling, County of Cook,  
State of Illinois for and in  
consideration of TEN AND  
NO/100 DOLLARS, and other  
good and valuable  
considerations in hand paid,  
CONVEYS and WARRANTS to

**SYED E. MOHAMMED**

1550 Tartans Court

West Dundee, Illinois 60118, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LT-236ND88805RM 1/2-ELD

### PARCEL 1:

THAT PART OF NON-EASEMENT AREA 4 (N.E.A 4) OF LOT 1 IN MILLBROOK POINTE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 2009 AS DOCUMENT 0900903039, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF N.E.A. 4; THENCE SOUTH 87 DEGREES 18 MINUTES 19 SECONDS WEST, ALONG THEN NORTH LINE OF SAID N.E.A. 4, 41.01 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID NORTH LINE AND THE CENTERLINE EXTENDED OF A PARTY WALL, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 41 MINUTES 41 SECONDS EAST, ALONG SAID CENTERLINE AND CENTERLINE EXTENDED OF A PARTY WALL, 57.00 FEET TO THE SOUTH LINE OF SAID N.E.A. 4; THENCE SOUTH 87 DEGREES 18 MINUTES 19 SECONDS WEST, ALONG SAID SOUTH LINE OF N.E.A. 4, 20.00 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE EXTENDED OF A PARTY WALL; THENCE NORTH 02 DEGREES 41 MINUTES 41 SECONDS WEST, ALONG SAID CENTERLINE AND CENTERLINE EXTENDED OF A PARTY WALL, 57.00 FEET TO THE NORTH LINE OF SAID N.E.A. 4; THENCE NORTH 87 DEGREES 18 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE, 20.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

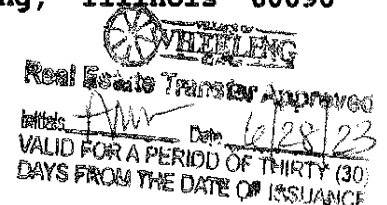
PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED JULY 8, 2009 AS DOCUMENT 0918931107, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** 2022 and subsequent years real estate taxes.  
Covenants, conditions and restrictions of record.

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

**P.I.N.:** 03-02-205-022-0000

**Commonly known as:** 57 Northfield Terrace, Wheeling, Illinois 60090



# UNOFFICIAL COPY


Dated this 21st day of June, 2023.

  
\_\_\_\_\_  
ABBY PETRONE

State of IL, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ABBY PETRONE, single, never married, and not a party to a civil union, 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 acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this 21st day of June, 2023.



(Notary stamp)

  
\_\_\_\_\_  
NOTARY PUBLIC

Prepared by: Elliot Wiczer, Attorney at Law  
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57 Northfield Terrace, Wheeling, Illinois 60090