

# UNOFFICIAL COPY

Doc#: 2322329304 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/11/2023 12:23 PM Pg: 1 of 4

Dec ID 20230701678425

ST/CO Stamp 0-678-678-992 ST Tax \$988.00 CO Tax \$494.00

This document prepared by:

**Adler and Herbach**

7101 N. Cicero Ave Suite 200

Lincolnwood, IL 60712

2322329304

After recording return to:

**Vernon Risty Revocable Trust**

3606 Salem Walk

Northbrook, IL 60062

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**04-30-210-067-0000**

(Parcel Identification Number(s))

## WARRANTY DEED

**THE GRANTOR(S)** AAA Real Estate Management LLC, an Illinois limited liability company, hereinafter "Grantor," for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant to Vernon E. Risty, Trustee of the Vernon E. Risty Revocable Living Trust date August 7, 2002, hereinafter "Grantee," the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

### SEE ATTACHED LEGAL DESCRIPTION

ALSO KNOWN AS: 3606 Salem Walk, Northbrook, IL 60062

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

SUBJECT to all easements, rights-of-way, protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, except as otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 20<sup>th</sup> day of July, 2023.

  
\_\_\_\_\_  
AAA Real Estate Management LLC, by Jacob Herbach, agent


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STATE OF ILLINOIS }  
                                  }  
COUNTY OF COOK    }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Jacob Herbach 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 it signed, sealed and delivered in the instrument as its 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 20<sup>th</sup> day of July, 2023.



  
\_\_\_\_\_  
Notary Public  
(SEAL)

SEND TAX STATEMENTS TO:  
Vernon E. Risty Revocable Trust

Property of Cook County Clerk's Office

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## Exhibit A

### Legal Description

The following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

**PARCEL 1:**

THAT PART OF THE SOUTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED BY A LINE DRAWN AT RIGHT ANGLES TO COMMENCING AT A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE WHICH IS 1,080.12 FEET SOUTH AS MEASURED ALONG SAID EAST LINE, OF THE NORTHEAST CORNER OF THE SOUTH  $\frac{1}{2}$  OF SAID NORTHEAST  $\frac{1}{4}$ , WHICH IS 67.0 FEET WEST OF THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$  AS MEASURED ALONG SAID LINE DRAWN AT RIGHT ANGLES; THENCE CONTINUING WEST ALONG SAID LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST  $\frac{1}{4}$ , A DISTANCE OF 63.83 FEET, THE EAST LINE OF THE SOUTH  $\frac{1}{2}$  OF SAID NORTHEAST  $\frac{1}{4}$  HAVING AN ASSUMED BEARING OF NORTH-SOUTH; THENCE NORTH, A DISTANCE OF 56.0 FEET; THENCE EAST, A DISTANCE OF 63.83 FEET; THENCE SOUTH, A DISTANCE OF 56.0 FEET TO THE PLACE OF BEGINNING, COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE COMMON AREAS AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED DECEMBER 10, 1974 AS DOCUMENT NO. 22930424 AND AS CREATED BY DEED RECORDED DECEMBER 11, 1975 AS DOCUMENT NO. 23321710, IN COOK COUNTY, ILLINOIS,

Parcel ID(s):

04-30-210-067-0000

Property Commonly known as:

3606 Salem Walk, Northbrook, IL 60062

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**REAL ESTATE TRANSFER TAX**

21-Jul-2023



<b>COUNTY:</b>	494.00
<b>ILLINOIS:</b>	988.00
<b>TOTAL:</b>	1,482.00

04-30-210-067-0000

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