



WARRANTY DEED

20 HB 8302256 SK

THIS WARRANTY DEED, is made this 24 day of AUGUST, 2023, by and among

JEFFREY S. WALKER and BERDINE WALKER, husband and wife, of Northfield, Illinois, parties of the first part, and

RYAN ARENSON and MARY ARENSON, husband and wife, of Brooklyn, New York, parties of the second part

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to the parties of the second part, as joint tenants with rights of survivorship, the following described Real Estate, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Doc#: 2324028084 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/28/2023 02:50 PM Pg: 1 of 5

Dec ID 20230801697243
ST/CO Stamp 0-965-907-920 ST Tax \$2,500.00 CO Tax \$1,250.00

Above Space for Recorder's Use Only

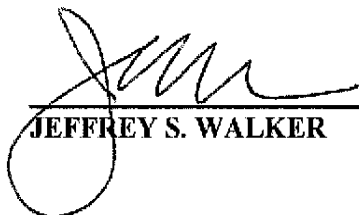
Situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

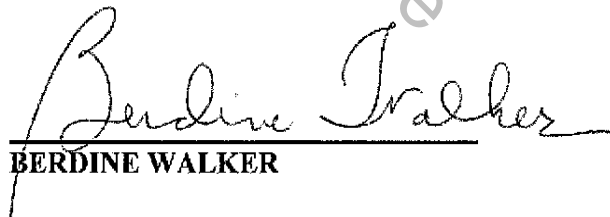
TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever; SUBJECT TO the matters set forth on EXHIBIT "A" attached hereto.

Permanent Real Estate Index Number(s): 04-23-202-008-0000

Address(es) of Real Estate: 2335 Pebblefork Lane, Northfield, Illinois 60093

IN WITNESS WHEREOF, the parties of the first part have executed and delivered this instrument the day and year first above written.


JEFFREY S. WALKER


BERDINE WALKER

This instrument was prepared by: Howard A. Balikov, 400 Central Avenue, Suite 310, Northfield, Illinois 60093

Send subsequent tax bills to:

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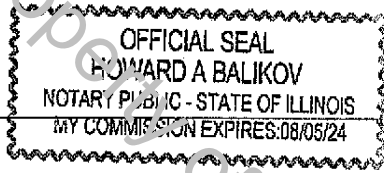
STATE OF ILLINOIS
COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JEFFREY S. WALKER** and **BERDINE WALKER**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 24 day of AUGUST 2023.

(Impress Seal Here)

Commission expires: _____



[Handwritten Signature]

Notary Public

Warranty Deed

JEFFREY S. WALKER and BERDINE WALKER

TO

RYAN ARENSON and MARY ARENSON

ADDRESS OF PROPERTY:

2335 Pebblefork Lane
Northfield, Illinois 60093

MAIL TO:

Michael Grabill
707 Skokie Blvd Suite 420
Northbrook IL 60062

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PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS THE BENEFIT OF PARCEL 1 AS GRANTED BY QUIT CLAIM DEED DATED FEBRUARY 20 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11945345 OVER A STRIP OF LAND 15 FEET IN WIDTH IMMEDIATELY SOUTH OF AND ADJOINING PROPERTY DESCRIBED IN PARCEL 2.

PARCEL 4:

EASEMENT FOR THE INGRESS AND EGRESS BENEFIT OF PARCEL 1 AS GRANTED BY QUIT CLAIM DEED DATED FEBRUARY 20, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954345 FOR OVER A STRIP OF LAND 30 FEET IN WIDTH THE CENTER LINE OF WHICH AS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 337.7 FEET OF THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE SOUTH 85 DEGREES 52 MINUTES WEST 275.7 FEET; THENCE SOUTH 85 DEGREES 50 MINUTES 30 SECONDS WEST 75.3 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36 DEGREES 03 MINUTES WEST 195.6 FEET THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 183.96 FEET TO THE NORTHEAST CORNER OF PARCEL 2, AFORESAID.

PARCEL 5:

EASEMENT FOR INGRESS AND EGRESS THE BENEFIT OF PARCEL 1 AS GRANTED BY QUIT CLAIM DEED DATED FEBRUARY 20, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954345 FOR INGRESS AND EGRESS AND FOR LAYING OF GAS MAINS, WATER MAINS, ELECTRIC POLES AND WIRES OVER A STRIP OF LAND 15 FEET IN WIDTH IMMEDIATELY NORTH OF AND ADJOINING THE SAID FIRST ABOVE DESCRIBED PROPERTY, ALL IN COOK COUNTY, 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; general real estate taxes not due and payable at the time of Closing; and acts done or suffered by or through Grantees.

P.I.N.: 04-23-202-008-0000

Commonly Known As: 2335 Pebblefork Lane
Northfield, Illinois 60093

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF NORTHEAST 1/4 838.0 FEET WEST OF THE SOUTHEAST CORNER THEREOF (SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THE EAST 5 ACRES OF THE WEST 20 ACRES OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4) AND RUNNING THE NORTH 0 DEGREE 03 MINUTES 15 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 240.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREE 03 MINUTES 15 SECONDS WEST 230.35 FEET; THENCE SOUTH 89 DEGREE 59 MINUTES 45 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 189.22 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 230.36 FEET; THENCE NORTH 89 DEGREE 59 MINUTES 30 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 189 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT(S) FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY QUIT CLAIM DEED DATED FEBRUARY 20, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954345 OVER A STRIP OF LAND, 30 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE EAST LINE THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, 337.7 FEET NORTH OF THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE SOUTH 85 DEGREE 52 MINUTES WEST 275.7 FEET; THENCE SOUTH 85 DEGREE 50 MINUTES 30 SECONDS WEST 75.3 FEET; THENCE SOUTH 57 DEGREE 48 MINUTES WEST 135.7 FEET; THENCE NORTH 89 DEGREE 59 MINUTES 30 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 184.22 FEET TO THE SOUTHEAST CORNER OF SAID ABOVE DESCRIBED PROPERTY.

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

JEFFREY WALKER & BERDINE WALKER being duly sworn on oath, states that THEY resides at 2335 Pebble Fork Dr Northfield, IL 60093. 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 THEY makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 24 day of AUGUST, 2023

[Handwritten Signature]

[Handwritten Signature: Berdine Walker]

