

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY
Individual to Individual

Doc#: 2332822270 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/24/2023 12:14 PM Pg: 1 of 4

Dec ID 20231101678462
ST/CO Stamp 1-865-228-240 ST Tax \$125.00 CO Tax \$62.50

GRANTOR(S): **IRENA MIKA, an unmarried woman**, of the Village of Carol Stream, County of DuPage, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **JOSE AMBRIS, an unmarried man**, 280 Arizona Blvd., Hoffman Estates, IL 60169, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: **06-27-00-043-0000**

Address of Real Estate: **29 West 254 Old Lake Street, Elgin, Illinois 60120**
(unincorporated)

SUBJECT TO: (1) Covenants, conditions and restrictions of record;
(2) Building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and
(3) General real estate taxes not due and payable at the time of closing.

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 said real estate forever.

DATED this 17th day of November, 2023.


IRENA MIKA

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **IRENA MIKA, an unmarried woman**, personally known to me to be the same person(s) whose name(s) is(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
as Notary Public this 17th day of November, 2023.

Agnes Pogorzelski

NOTARY PUBLIC

Name and Address of Preparer:

Agnes Pogorzelski
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Road, Suite 1W
Chicago, Illinois 60634

MAIL TO:

JOSE AMBRIS
280 ARIZONA ST
HOFFMAN ESTATES, IL
60169

SEND SUBSEQUENT TAX BILLS TO:

JOSE AMBRIS
280 ARIZONA ST
HOFFMAN ESTATES, IL 60169

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EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 5 ACRES OF THE EAST 10 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE NORTH 1056 FEET AND ALSO EXCEPT THE SOUTH 16 FEET THEREOF), AND ALSO EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 88 DEGREES 32 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, 326.13 FEET TO THE WEST LINE OF THE EAST 10 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00 DEGREES 07 MINUTES 28 SECONDS WEST ALONG THE LAST DESCRIBED WEST LINE, BEING A LINE 326.04 FEET WEST OF (AS MEASURED PERPENDICULAR TO) AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 27 AFORESAID, 16.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 07 MINUTES 28 SECONDS WEST ALONG SAID WEST LINE OF THE EAST 10 ACRES, 180.71 FEET TO A LINE 30.00 FEET NORTHEAST OF (AS MEASURED PERPENDICULAR TO) AND PARALLEL WITH THE CENTER LINE OF OLD LAKE STREET; (THE FOLLOWING TWO COURSES ARE ALONG THE LAST DESCRIBED PARALLEL LINE) THENCE SOUTHEAST ALONG A CURVED LINE CONVEX NORTHEAST AND HAVING A RADIUS OF 438.28 FEET, AN ARC DISTANCE OF 48.27 FEET (THE CHORD TO SAID ARC BEARS SOUTH 23 DEGREES 11 MINUTES 00 SECONDS EAST, 48.25 FEET); THENCE SOUTH 23 DEGREES 17 MINUTES 32 SECONDS EAST ALONG A NON-TANGENTIAL LINE, 146.34 FEET TO THE NORTH LINE OF THE SOUTH 16 FEET OF THE EAST 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 88 DEGREES 32 MINUTES 39 SECONDS WEST ALONG THE LAST DESCRIBED NORTH LINE, 76.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 1056.0 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4, 158.3 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 255.7 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, 6.7 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 255.47 FEET; THENCE NORTH 88 DEGREES 41 MINUTES EAST, 6.7 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

06-27-400-043-0000
29W254 OLD LAKE ST., ELGIN, IL 60120

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Property of Cook County Clerk's Office



COUNTY:	62.50
ILLINOIS:	125.00
TOTAL:	187.50

06-27-400-043-0000 | 20231101678462 | 1-865-228-240