

# UNOFFICIAL COPY

RS 20811 2 of 2

## WARRANTY DEED

*This instrument was prepared by:*

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Doc#: 2409320173 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/2/2024 3:18 PM Pg: 1 of 4

Dec ID 20240301657014

ST/Co Stamp 0-804-140-592 ST Tax \$395.00 CO Tax \$197.50

THE GRANTOR(S), **JOHN M. FITZGERALD, A SINGLE MAN, COOK COUNTY, STATE OF IL**, for and in consideration of **TEN (10) DOLLARS** and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to THE GRANTEE (S), **JACQUELYN DIANE PERRUCCI TRUSTOR AND TRUSTEE OF THE JACQUELYN D. PERRUCCI REVOCABLE LIVING TRUST OF 2023 \***

In the form of ownership:

*Fee Simple*

(Sole ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

All interest in the following described Real Estate situated in the **Cook County** in the State of Illinois, to wit:

PARCEL ONE: THAT PART OF LOT 33 IN POPLAR CREEK CLUB HOMES, UNIT 3, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 33; THENCE SOUTH 8 DEGREES 25 MINUTES 00 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 33, A DISTANCE OF 19.09 FEET; THENCE SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 6.35 FEET, TO AN EXTERIOR CORNER OF A CONCRETE FOUNDATION; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION WALL, THE FOLLOWING COURSES AND DISTANCES: SOUTH 81 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.07 FEET; THENCE NORTH 08 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.67 FEET; THENCE SOUTH 81 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 6.01 FEET; THENCE SOUTH 08 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.67 FEET; THENCE SOUTH 81 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.76 FEET; THENCE NORTH 08 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.67 FEET; THENCE SOUTH 81 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.01 FEET; THENCE SOUTH 08 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.85 FEET; THENCE SOUTH 81 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.63 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION FOR THE POINT OF BEGINNING; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION, THE FOLLOWING COURSES AND DISTANCES: NORTH 08 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.79 FEET; THENCE SOUTH 81 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 16.88 FEET; THENCE NORTH 08 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.68 FEET; THENCE SOUTH 81 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 6.01 FEET; THENCE SOUTH 08 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.68 FEET; THENCE SOUTH 81 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.98 FEET; THENCE SOUTH 08 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 11.61 FEET; THENCE SOUTH 36 DEGREES 32

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MINUTES 00 SECONDS EAST, A DISTANCE OF 2.81 FEET; THENCE SOUTH 08 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 9.06 FEET; THENCE SOUTH 53 DEGREES 49 MINUTES 10 SECONDS WEST, A DISTANCE OF 13.15 FEET; THENCE SOUTH 37 DEGREES 51 MINUTES 24 SECONDS EAST, A DISTANCE OF 5.10 FEET; THENCE SOUTH 08 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.58 FEET; THENCE SOUTH 81 DEGREES 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 3.68 FEET; THENCE SOUTH 08 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.00 FEET; THENCE NORTH 81 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 37.34 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1639 AND 1641; THENCE NORTH 08 DEGREES 28 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 48.21 FEET, TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF A PART OF THE NORTHERLY EXTERIOR SURFACE OF SAID FOUNDATION; THENCE NORTH 81 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 0.53 FEET TO THE POINT OF BEGINNING, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1985 AS DOCUMENT 85063430, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: EASEMENT FOR THE BENEFIT OF PARCEL ONE AS CREATED BY TRUSTEE'S DEED FROM LYONS SAVINGS AND LOAN ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 23, 1983 AND KNOWN AS TRUST NUMBER 209 TO JACK SPIRO DIBIE AND ELAINE DIBIE, HIS WIFE, RECORDED MAY 1, 1987 AS DOCUMENT 87235188 FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED TO THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336477, AND ANY AMENDMENTS THERETO

Property Index Numbers: **07-08-300-288-0000**

\* *Grantee's address*

Address of Real Estate: **1641 PEBBLE BEACH DRIVE, HOFFMAN ESTATES, IL 60169**

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

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

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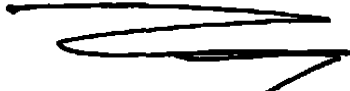
DATED this 25 day of March, 2024.

John M. Fitzgerald by Richard F. Fitzgerald as Attorney-in-Fact  
**JOHN M. FITZGERALD** by **Richard F. Fitzgerald** as Attorney-in-Fact

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **JOHN M. FITZGERALD** by **Richard F. Fitzgerald** as Attorney-in-Fact known to me to be the same person(s) whose name is/are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and deed 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 25 day of March, 2024.

  
\_\_\_\_\_  
Notary Public

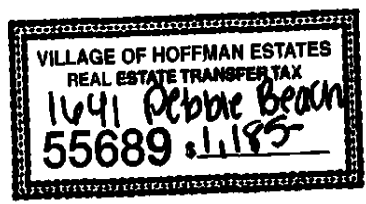


**AFTER RECORDING, MAIL TO:**

**SEND SUBSEQUENT TAX BILLS TO:**

Jacquelyn D. Perrucci  
1641 Pebble Beach Dr.  
Hoffman Estates, IL 60169

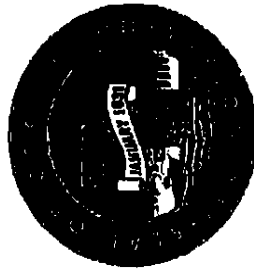
Jacquelyn D. Perrucci  
1641 Pebble Beach Dr.  
Hoffman Estates, IL 60169



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**REAL ESTATE TRANSFER TAX**

02-Apr-2024



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

197.50  
395.00  
592.50

07-08-300-288-0000

20240301657014

0-804-140-592

Property of Cook County Clerk's Office