

# UNOFFICIAL COPY

Doc#: 2411723037 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/26/2024 2:30 PM Pg: 1 of 5

Doc ID 20240401683845

ST/Co Stamp 0-366-233-904 ST Tax \$1,285.00 CO Tax \$642.50



**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
Individual

246JA 316041LT

1/4

THE GRANTOR(S) 720 E Rand Rd LLC, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S), to F4 Phantom Investments LLC – F22 Raptor Investments LLC, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

*See Exhibit "Legal Description" attached hereto and made a part hereof*

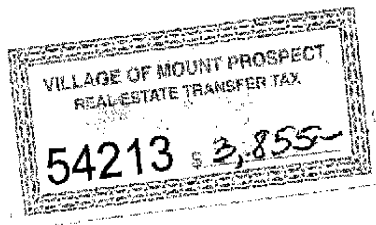
SUBJECT TO: Covenants, conditions and restrictions of record and in the Condominium Declaration, as described further in Legal Description attached hereto, private, public and utility easements and roads and highways, and general taxes for the year "2022" and subsequent years.

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

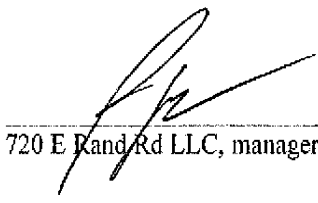
Permanent Real Estate Index Number(s): 03-34-407-014-0000

Address(es) of Real Estate 720 E. Rand Road, Mt. Prospect, IL 60056

Dated this 24th day of April, 2024



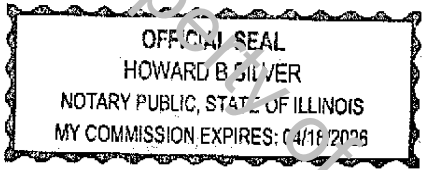
# UNOFFICIAL COPY

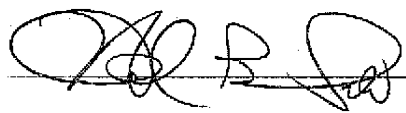
  
720 E Rand Rd LLC, manager

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zeno Pora, personally known to me to be the same person(s) whose name(s) 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<sup>th</sup> day of Apr, 20 24.

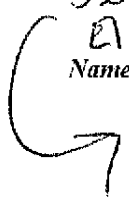


 (Notary Public)

Prepared by:

George C. Xamplas  
25 E. Washington, Suite 700  
Chicago, IL 60602

Mail to:  
F4 Phantom Investment LLC  
3617 Emerald Rd  
Elgin IL 60124  
Name and Address of Taxpayer:



COOK County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 24GSA316041LT

For APN/Parcel ID(s): 03-34-407-014-0000

**PARCEL 1:**

LOT 1 IN KAMYSZ SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EASTERLY OF THE CENTER LINE OF RAND ROAD (EXCEPT THE NORTH 100 FEET THEREOF AS MEASURED ON EAST LINE THEREOF) IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF LOT "A" OF REESES' ADDITION TO MOUNT PROSPECT, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1971 AS DOCUMENT 21674839 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF RAND ROAD AND THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 253.37 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN KAMYSZ SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 15, 1973 AS DOCUMENT 2722271; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 241.71 FEET TO A POINT; THENCE SOUTHWEST ALONG A LINE A DISTANCE OF 23.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCELS 1 AND 2 ALSO KNOWN AS:**

LOT 1 IN KAYMSZ PLAT OF CONSOLIDATION, BEING A RESUBDIVISION OF LOT 1 IN KAYMSZ SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF LOT A IN REESE'S ADDITION TO MOUNT PROSPECT, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1992 AS DOCUMENT NUMBER 92529325, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

EASEMENT FOR INGRESS AND EGRESS THROUGH, OVER ACROSS AND UPON THE FOLLOWING DESCRIBED LAND AS CONTAINED IN THE DECLARATION OF EASEMENT WITH COVENANTS AND RESTRICTIONS RECORDED OCTOBER 9, 1990 AS DOCUMENT 90492711:

LOT "A" IN REESE'S ADDITION TO MOUNT PROSPECT, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT "A"; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES, 52 MINUTES, 36 SECONDS WEST ALONG THE NORTH LINE OF LOT "A", 352.38 FEET; THENCE SOUTH 29 DEGREES, 49 MINUTES, 11 SECONDS EAST, 248.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES, 49 MINUTES, 11

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

(continued)

SECONDS EAST, 182.59 FEET; THENCE SOUTH 10 DEGREES, 21 MINUTES 14 SECONDS EAST 36.99 FEET; THENCE SOUTH 30 DEGREES, 01 MINUTES, 55 SECONDS EAST, 180.27 FEET; THENCE SOUTH 50 DEGREES, 20 MINUTES, 5 SECONDS EAST 11.03 FEET; THENCE SOUTH 30 DEGREES, 05 MINUTES, 37 SECONDS EAST 69.10 FEET; THENCE NORTH 60 DEGREES, 00 MINUTES, 39 SECONDS EAST, 244.64 FEET; THENCE NORTH 29 DEGREES, 00 MINUTES, 39 SECONDS EAST 40.00 FEET; THENCE NORTH 29 DEGREES, 59 MINUTES, 21 SECONDS WEST, 461.33 FEET; THENCE SOUTH 60 DEGREES, 10 MINUTES, 49 SECONDS WEST 275.76 FEET TO THE POINT OF BEGINNING. AND

ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT "A"; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES, 52 MINUTES, 36 SECONDS WEST, ALONG THE NORTH LINE OF LOT A, 28.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES, 52 MINUTES, 36 SECONDS WEST ON THE NORTHERLY LINE OF LOT A, 323.48 FEET; THENCE SOUTH 29 DEGREES, 49 MINUTES 11 SECONDS EAST, 237.42 FEET; THENCE NORTH 60 DEGREES, 10 MINUTES, 49 SECONDS EAST, 280.53 FEET; THENCE NORTH 29 DEGREES, 59 MINUTES, 21 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID LOT "A", 75.96 FEET TO THE POINT OF BEGINNING. AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT "A"; THENCE WEST ON THE SOUTH LINE OF LOT "A", 594.07 FEET; THENCE NORTHERLY, NORMAL TO SAID SOUTH LINE OF LOT "A", 120.00 FEET; THENCE NORTHEASTERLY ON A LINE NORMAL TO THE WESTERLY LINE OF LOT "A", 453.54 FEET TO THE EASTERLY LINE OF SAID LOT A; THENCE SOUTHEASTERLY ON THE SAID ELY LINE, 402.01 FEET, MORE OR LESS TO THE POINT OF BEGINNING. AND

ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT "A"; THENCE WEST ON THE SOUTH LINE OF LOT "A", 594.07 FEET TO THE POINT OF BEGINNING; THENCE NLY, NORMAL TO SAID SOUTH LINE OF LOT "A", 120.00 FEET; THENCE SOUTHWESTERLY ON A LINE NORMAL TO THE WESTERLY LINE OF LOT "A", 221.81 FEET TO SAID WESTERLY LINE; THENCE SOUTHEASTERLY ON SAID WESTERLY LINE, 10.00 FEET TO THE SOUTHWEST CORNER OF LOT "A"; THENCE EAST ON THE SOUTH LINE OF LOT "A", 186.81 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT "A"; THENCE 29 DEGREES, 59 MINUTES, 21 SECONDS WEST, ON AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID LOT "A", 417.00 FEET TO A POINT; THENCE NORTH 60 DEGREES, 00 MINUTES, 39 SECONDS WEST, 85.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60 DEGREES, 00 MINUTES, 39 SECONDS EAST, 85.00 FEET; THENCE NORTH 29 DEGREES, 59 MINUTES, 21 SECONDS WEST, 127.70 FEET; THENCE SOUTH 60 DEGREES, 00 MINUTES, 39 SECONDS WEST, 85.00 FEET; THENCE SOUTH 29 DEGREES, 59 MINUTES, 21 SECONDS EAST, 127.70 FEET TO THE POINT OF BEGINNING. AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF RAND ROAD AND THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, A DISTANCE OF 253.37 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, IN KAMYSZ SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 15, 1973 AS DOCUMENT 2722271; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 241.71 FEET TO A POINT; THENCE

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

(continued)

SOUTHWEST ALONG A LINE A DISTANCE OF 23.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office