

UNOFFICIAL COPY

1/2 24GNW2591798k
WARRANTY DEED

Doc#: 2420619103 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/24/2024 10:24 AM Pg: 1 of 3

Dec ID 20240701658146

ST/Co Stamp 1-540-196-144 ST Tax \$1,527.00 CO Tax \$763.50

MAIL TO:

Nicholas Nepustil & Emily Tripicchio

660 Sheridan Rd

Winnetka, IL 60093

NAME/ADDRESS OF TAXPAYER:

Nicholas Nepustil and Emily Rix Tripicchio
660 Sheridan Road
Winnetka, Illinois 60093

The Grantor(s), Elizabeth H. Wieczorek, a single woman, for and in consideration of the purchase price agreed upon in the contract entered into between the Grantor(s) and Grantee(s) and other good and valuable consideration in hand paid Convey(s) and Warrant(s) to the Grantee(s), Nicholas Nepustil and Emily Rix Tripicchio, husband and wife, as tenants by the entirety, all interest in the following described real estate situated in the State of Illinois, as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject only to the following, if any: 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.

Commonly Known As: 660 Sheridan Road, Winnetka, Illinois 60093

Permanent Index Number(s): 05-16-105-004-0000

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 premises forever.

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LEGAL DESCRIPTION

Order No.: 24GNW254179SK

For APN/Parcel ID(s): 05-16-105-004

PARCEL 1:

THE NORTHWESTERLY 50 FEET OF LOT 3 IN SUBDIVISION OF BLOCK 83 IN LAKE VIEW, BEING A SUBDIVISION OF SOUTHWEST FRACTIONAL 1/4 OF SECTION 16, AND SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2 OF THAT PART OF VACATED LILAC LANE LYING NORTHEASTERLY OF SOUTHWESTERLY LINE, EXTENDED, OF LOT 3 IN SUBDIVISION OF BLOCK 83 IN LAKE VIEW, BEING A SUBDIVISION OF SOUTHWEST FRACTIONAL 1/4 OF SECTION 16, AND SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS AS CREATED BY THE EASEMENT AGREEMENT RECORDED NOVEMBER 28, 2001 AS DOCUMENT NUMBER 0011115940 OVER AND ACROSS THE FOLLOWING LAND:

THE SOUTHERLY 6 FEET OF THE EASTERLY 149.58 FEET OF THAT PART OF LOTS 1 AND 2 IN WILLIAM H. GARLAND'S SUBDIVISION OF BLOCK 83 IN LAKE VIEW BEING A SUBDIVISION OF PARTS OF SECTIONS 16 AND 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHWESTERLY 1/2 OF VACATED LILAC LANE ALL TAKEN AS A TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID TRACT 380.96 FEET SOUTH OF THE MOST NORTHERLY CORNER THEREOF THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF LOT 2, 165.06 FEET TO A POINT 34.0 FEET SOUTHWESTERLY FROM THE EASTERLY LINE OF SAID TRACT, THENCE NORTHWESTERLY PARALLEL TO SAID EASTERLY LINE 230.97 FEET, THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID DESCRIBED LINE 34.0 FEET TO THE EASTERLY LINE OF SAID LOT 1, THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOTS 1 AND 2 AND ALONG THE EASTERLY LINE OF LOT 2 EXTENDED 294.67 FEET TO THE CENTER LINE OF THE VACATED LILAC LANE, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF VACATED LILAC LANE A DISTANCE OF 238.09 FEET TO THE WEST LINE OF SAID TRACT, THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.