

# UNOFFICIAL COPY

00938563

7637/0015' 20' 001 Page 1 of 3  
2000-11-30 10:17:37  
Cook County Recorder 25.50

## WARRANTY DEED

THE GRANTOR, **CLIFFORD F. PODGORSKI, JR. and CONNIE Q. PODGORSKI, husband and wife**, of Cook County, Illinois for and in consideration of TEN DOLLARS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, conveys and warrants to **MARTIN C. ROTHS**, of 1541 Silver Ln., Palatine, IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



00938563

SEE EXHIBIT A ATTACHED

P.I.N.: 02-12-100-127-1011  
Property address: 1217 Winslowe Dr., #302  
Palatine, IL 60067

hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

Dated this 28 day of Sept, 2000.

Clifford F. Podgorski, Jr. (Seal)  
**CLIFFORD F. PODGORSKI, JR.**

Connie Q. Podgorski (Seal)  
**CONNIE Q. PODGORSKI**

3  
JL

State of Illinois, County of Cook, SS, I, the undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that **CLIFFORD F. PODGORSKI, JR. and CONNIE Q. PODGORSKI**, personally known to me to be the same person(s) whose name(s) 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 28 day of Sept 2000.

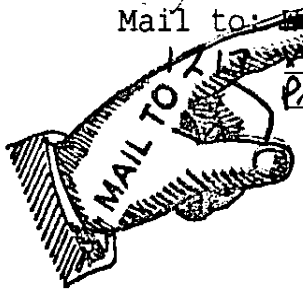
Jane A. Cress-Tuchmann  
NOTARY PUBLIC



This instrument was prepared by: Gary A. Newland, 121 S. Wilke Rd., Suite 101, Arlington Hts., IL 60005

Mail to: ~~the state~~ **MARTIN C. ROTHS**  
**1217 WINSLOWE DR. #302**  
**PALATINE, IL 60067**

Send subsequent tax bills to:  
Martin C. Roths  
1217 Winslowe Dr., #302  
Palatine, IL 60067




P.N.T.N.


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054053

	<b>STATE OF ILLINOIS</b> REAL ESTATE TRANSFER TAX	DEPT. OF REVENUE	≈ 93.00
P.B. 10616	OCT 25 '00		

054303

Cook County		
<b>REAL ESTATE TRANSACTION TAX</b>		
REVENUE		≈ 46.50
STAMP		
P.B. 10848	OCT 25 '00	

Property of Cook County Clerk's Office

## EXHIBIT A

PARCEL 1: UNIT 1217-302 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BEACON COVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97-124193, IN THE CLOVER RIDGE P.U.D. A PART OF PHASE 3 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, OVER A STRIP OF LAND 80.0 FEET IN WIDTH IN NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP BEING 40.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE MOST NORTHERLY CORNER (DESIGNATED AS THE "POINT OF BEGINNING" IN THE HEREINAFTER NAMED DOCUMENT) OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER LR 2507393 FILED JUNE 15, 1970 IN REGISTERS OFFICE OF COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY 50.00 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE CENTER LINE OF RAND ROAD, AS ESTABLISHED ON JANUARY 8, 1925 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTER LINE; THENCE CONTINUING SOUTHWESTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO A POINT OF CURVE; THENCE SOUTHWESTERLY 361.28 FEET ALONG THE ARC OF A CIRCLE OF 230.00 FEET RADIUS, CONVEX TO THE SOUTH, TO ITS POINT OF TANGENCY WITH A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF RAND ROAD THROUGH A POINT 593.504 FEET (MEASURED ALONG SAID CENTER LINE OF RAND ROAD) NORTHWESTERLY OF THE HEREIN ABOVE DESCRIBED PLACE OF COMMENCEMENT; THENCE NORTHEASTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO THE TERMINAL POINT OF THE HEREIN DESCRIBED CENTER LINE, SAID TERMINUS BEING ON A LINE DRAWN 50.00 (MEASURED PERPENDICULARLY) SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTER LINE OF RAND ROAD, IN COOK COUNTY, ILLINOIS, AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 14, 1972 FILED DECEMBER 21, 1972 AS DOCUMENT NUMBER LR 2666783, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT PARCEL 1 OVER OUTLOT "A" AS DESCRIBED AS FOLLOWS: THAT PART OF OUTLOT "A" IN CLOVER RIDGE P.U.D., AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT "A" THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A" 156.00 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS WEST, 86.00 FEET TO SOUTHEAST CORNER OF SAID LOT 5 THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF LOTS 4 AND 5 IN SAID CLOVER RIDGE P.U.D., 51.80 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST, 86.00 FEET TO THE EAST LINE OF SAID OUTLOT "A" THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", 51.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes for the year 1999 and subsequent years, 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 property.