

# UNOFFICIAL COPY

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LEGAL FORMS

No. 221  
November 1994



Doc#: 0335311026  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/19/2003 07:47 AM Pg: 1 of 3

## WARRANTY DEED Joint Tenancy for Illinois

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 18<sup>th</sup> day of April, 192003  
between Jim Letsos, a married man and Timoleon J. Letsos  
married to Phyllis Letsos  
of the City of Schaumburg in the County of Cook  
and State of Illinois part ies of the first  
part, and Shibu Varghese and Midhu Varghese,  
his wife, as joint tenants

(Name and Address of Grantees)

parties of the second part, WITNESSETH, That the part ies of the first  
part, for and in consideration of the sum of Ten (\$10.00) --  
---- Dollars and other good and valuable  
consideration in hand paid, convey

and warrant --- to the parties of the second part, not in tenancy in  
common, but in joint tenancy, the following described Real Estate, to-wit:

(See attached Legal)

*This is not homestead property of Jim Letsos or his spouse*

situated in the County of Cook, in the State of Illinois, 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 the above granted premises unto the parties of the second part forever, not in tenancy in common, but in joint tenancy.

Permanent Real Estate Index Number(s): 07-23-103-009-1047

Address(es) of Real Estate: 741 Edge Lake Point, Schaumburg, Illinois 60194

IN WITNESS WHEREOF, the part ies of the first part have hereunto set their hands and seals the day and year first above written.

Jim Letsos (SEAL)

Timoleon J. Letsos (SEAL)

Phyllis Letsos (SEAL)

Phyllis Letsos as release of Homestead  
only (SEAL)

Please print or type name(s)  
below signature(s)

This instrument was prepared by Donald W. Segal 77 W. Washington, Chicago, IL 60602  
(Name and Address)

Send subsequent tax bills to Shibu Varghese 741 Edge Lake Point, Schaumburg, IL 60194  
(Name and Address)

### BOX 333-CT

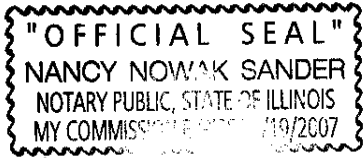
# UNOFFICIAL COPY

State of Illinois, Cook County ss:

I, NANCY NOWAK SANDER a Notary Public in and for said County and State, do hereby certify that JIM LETSOS, TIMOLEON J. LETSOS, PHYLLIS LETSOS 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 and delivered the said instrument as their free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this 18<sup>th</sup> day of APRIL, 2003.

My commission expires:



Nancy Nowak Sander  
Notary Public

Property of Cook County Clerk's Office

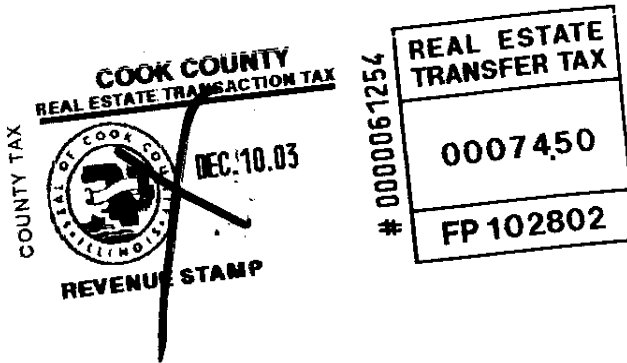
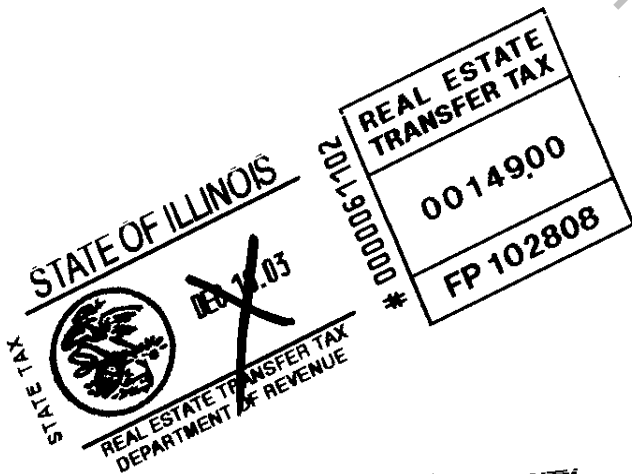
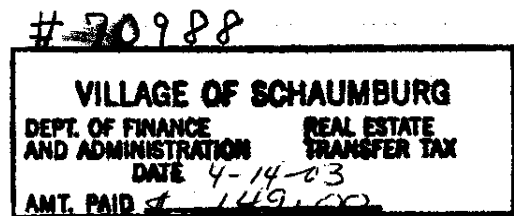


EXHIBIT A**UNOFFICIAL COPY**

ITEM 1. UNIT NO. 59C AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 13<sup>TH</sup> DAY OF MARCH, 1974 AS DOCUMENT NUMBER 2742777.

ITEM 2. AN UNDIVIDED 1.762% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES; THAT PART OF LOT SEVEN (7) IN DUNBAR LAKES, BEING A SUBDIVISION IN THE NORTH HALF (1/2) OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: -BEGINNING AT THE NORTHEAST CORNER OF LOT 7 AFORESAID, THENCE SOUTH 86 DEGREES 49 MINUTES 38 SECONDS WEST ALONG THE NORTH LINE OF LOT 7 AFORESAID 813.91 FEET TO A POINT 480.00 FEET NORTH 86 DEGREES 49 MINUTES 38 SECONDS EAST FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 03 DEGREES 10 MINUTES 22 SECONDS EAST AT RIGHT ANGLES THERETO 120.00 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 38 SECONDS EAST 35.00 FEET, THENCE SOUTH 25 DEGREES 00 MINUTES 00 SECONDS EAST 115.64 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 7 AFORESAID; THENCE EASTERLY ALONG SAID SOUTHERLY LINE BEING AN ARC OF A CIRCLE, CONVEY NORTHERLY AND HAVING A RADIUS OF 365.0 FEET FOR A DISTANCE OF 248.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79 DEGREES 00 MINUTES EAST ALONG SAID SOUTHERLY LINE 33.24 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE CONVEY NORTHEASTERLY AND HAVING A RADIUS OF 665.00 FEET FOR A DISTANCE OF 162.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64 DEGREES 58 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY LINE OF LOT 7 FOR A DISTANCE OF 40.62 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, CONVEY NORTHEASTERLY AND HAVING A RADIUS OF 174.66 FEET FOR A DISTANCE OF 39.48 FEET TO A CORNER OF LOT 7 AFORESAID; THENCE NORTH 83 DEGREES 11 MINUTES 34 SECONDS EAST ALONG ANOTHER SOUTH LINE OF LOT 7 AFORESAID 221.38 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 41 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF LOT 7 AFORESAID 299.69 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

P.I.N.: 07-23-103-009-1047