

# UNOFFICIAL COPY

**PREPARED BY:**

John T. Clery, P.C.  
1111 N. Plaza Drive, #580  
Schaumburg, IL 60173



Doc#: 0416334059  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/11/2004 12:17 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Fred Hoffman  
1941 E. Algonquin Rd.  
Schaumburg, IL 60173

**MAIL RECORDED DEED TO:**

Matt Morrissey  
33 N. DEARBORN #502  
CHICAGO, IL 60602

1318710 1/1

**WARRANTY DEED**  
Statutory (Illinois)

THE GRANTOR(S), NJA Properties, LLC, an Illinois corporation, of the City of Schaumburg, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Fred R. Hoffman, an individual, of CHICAGO, COOK COUNTY, ILLINOIS, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 41 North, Range 10 East of the Third Principal Meridian bounded and described as follows:

Commencing at the Southwest Corner of the East 422.12 Feet of the Northwest 1/4 of the Northeast 1/4 of said Section 12; thence North 0 degrees 06 minutes 42 seconds West along the West Line of the East 422.12 Feet of the Northwest 1/4 of the Northeast 1/4 of said Section 12, a distance of 477.87 Feet; thence North 89 degrees 46 minutes 31 seconds East 1.11 Feet; thence North 00 degrees 09 minutes 09 seconds West 167.60 Feet; thence East 364.938 Feet; thence due North 70 Feet; thence due East 31 Feet; thence due North 150 Feet; thence due East 343.449 Feet to the point of beginning of the parcel to be described.

Thence North 46 degrees 22 minutes 40 seconds West 21.903 Feet to a point of curvature; thence Northwesterly along a curved line being the Arc of a Circle Convex Northeasterly, tangent to the last described course and having a radius of 561.694 Feet, an Arc distance of 127.368 Feet (The chord of which Arc bears North 52 degrees 52 minutes 28 seconds West and measures 127.095 Feet); thence North 28 degrees 22 minutes 22 seconds East 65.561 Feet to a point in the Southwesterly right of way Line of Algonquin Road (Illinois Route number 62), as dedicated according to document number 11195796; thence Southeasterly along the curved Southeasterly right of way Line of said Algonquin Road, being the Arc of a circle convex Southwesterly, the tangent of which is at right angles to the last described course and having a radius of 5779.65 Feet, an Arc distance of 388.168 Feet (the chord of which Arc bears South 63 degrees 33 minutes 05 seconds East and measures 388.082 Feet); thence South 24 degrees 20 minutes 46 seconds West 83 Feet to a point of curvature; thence Southerly and Easterly along the Arc of a circle convex Westerly, tangent to the last described course and having a radius of 87 Feet, an Arc distance of 137.163 Feet (the chord of which bears South 20 degrees, 49 minutes 08 seconds East and measures 123.391 Feet); thence Northwesterly along a curved line, being the Arc of a circle convex Southwesterly and having a radius of 549.817 Feet; an Arc distance of 188.143 Feet (the chord of which Arc bears 56 degrees 10 minutes 51 seconds West and measured 187.226 Feet), to a point of tangency; thence North 46 degrees 22 minutes 40 seconds West, tangent to the last described curved Line, 159.576 Feet to the point of beginning of Cook County, Illinois expecting therefrom that part taken for roadway purposes, more particularly described as the following two.

DONE AT CUSTOMER'S REQUEST

**PARCEL A:** That part of the Northeast Quarter of the Northeast Quarter of Section 12, Township 41 North, Range 10 East of the Third Principal Meridian, described as follows: beginning at the Northeast corner of the property conveyed by instrument recorded May 9, 1989 as Document No. 89206965, in Cook County, Illinois; thence along an assumed bearing of South 24 degrees 50 minutes 33 seconds West, along the easterly line of the aforesaid property conveyed per Document No. 89206965, a distance of 20.00 Feet; thence North 50 degrees 19 minutes 32 seconds West, a distance of 59.16 Feet to a point on a 5784.65 Foot radius curve, the center of **CIRCLE** of said curve bears North 25 degrees 16 minutes 15 seconds East from said point; thence West along said curve, concave **NORTHEAST** 331.33 Feet, Central angle of 03 degrees 16 minutes 54 seconds to the Westerly line of said Tract of land conveyed per **DOCUMENT** 89206965; thence North 28 degrees 53 minutes 05 second East along said Westerly line 5.00 Feet to the Southwesterly **RIGHT** of way line of Algonquin Road (Illinois Route 62), as dedicated per Document No. 11195796, said point also being a point on a 5779.65 Foot radius curve, the center circle bears North 28 degrees 33 minutes 09 seconds East, thence East along said Southwesterly

DONE AT CUSTOMER'S REQUEST

# UNOFFICIAL COPY

### Warranty Deed - Continued

right-of way Line and said curve concave Northeast, 388.17 Feet, central angle of 03 degrees 50 minutes 53 seconds to the point of beginning, in Cook County, Illinois.

Parcel B: That part of the Northeast Quarter of the Northeast Quarter of Section 12, Township 41 North, Range 10 East of the Third Principal Meridian, described as follows: commencing at the Northeast corner of the property conveyed by instrument recorded May 9, 1989 as Document No. 89206965, in Cook County, Illinois; thence along an assumed bearing of South 24 degrees 50 minutes 33 seconds West, along the Easterly line of said property conveyed per Document 89206965, a distance of 20.00 Feet; thence North 50 degrees 19 minutes 32 seconds West, 19.47 Feet to the point of beginning, said point also being on a 5794.65 Foot radius curve, the center of circle of said curve bears North 24 degrees 53 minutes 27 seconds East from said point; thence West along said curve concave Northeast 370.40 Feet, Central angle of 03 degrees 39 minutes 45 seconds ; thence North 28 degrees 52 minutes 05 seconds East, 10.00 Feet to a point on a 5784.65 Foot radius curve, the center of circle bears North 28 degrees 33 minutes 10 seconds East; thence East along said curve concave Northeast 331.33 Feet, Central angle of 03 degrees 16 minutes 54 seconds; thence South 50 degrees 19 minutes 32 seconds East 39.69 Feet to the point of beginning, in Cook County, Illinois.

Permanent Index Number(s): 07-12-201-013  
Property Address: 1941 E. Algonquin Rd., Schaumburg, IL 60173

Subject, however, to the general taxes for the year of 2003 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

Dated this 26<sup>th</sup> Day of May 2004

NJA Properties, LLC, an Illinois corporation

By [Signature]

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State afor said, do hereby certify that NJA Properties, LLC, an Illinois corporation, personally known to me to be the same person(s) whose name(s) were subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 26<sup>th</sup> Day of May 2004

[Signature]  
Notary Public  
My commission expires: 9/13/06

Exempt under the provisions of paragraph \_\_\_\_\_

