

# UNOFFICIAL COPY 08161339

WARRANTY DEED

8557/0185 66 001 Page 1 of 3  
1998-12-22 15:02:55  
Cook County Recorder 25.50



GRANTOR(S), Edith J. Salazar, divorced and not since remarried, of Schaumburg in the State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the Grantee(s),

Paul A. Izbar, unmarried

=== For Recorder's Use ===

the following described real estate, to wit:

See Legal Description Attached.

Permanent Index No:  
07-23-101-007-1010

Address: 636 Schooner Point  
Schaumburg, IL 60194

47792  
VILLAGE OF SCHAUMBURG  
DEPT. OF FINANCE AND ADMINISTRATION  
REAL ESTATE TRANSFER TAX  
DATE 12/17/98  
AMT. PAID 131.00

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.

SUBJECT TO: (1) General real estate taxes for the year 1998 and subsequent years. (2) Covenants, conditions and restrictions of record.

DATED this 16 day of December, 1998.

X Edith J. Salazar  
Edith J. Salazar

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK    )

REI ATTORNEY SERVICES / 649453  
1 of 2

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Edith J. Salazar, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered

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the said instrument as her 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 notary seal, this 16<sup>th</sup> day of

December, 1978.

Eileen Theres Bridger  
Notary Public

My commission expires:



This instrument was prepared by: James M. Guthrie, Attorney At Law, 105 S. Roselle Road, Schaumburg, IL 60193 (847) 524-1215

MAIL TO:

PAUL A. IZBAN  
636 Schooner Pt.  
Schaumburg, IL 60194

SEND SUBSEQUENT TAX BILLS TO:

PAUL A. IZBAN  
636 Schooner Pt.  
Schaumburg, IL 60194

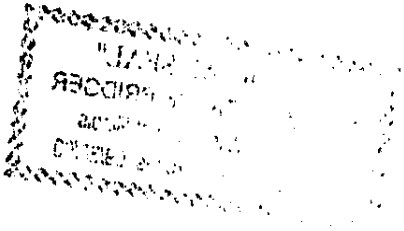


Legal Description:

ITEM 1: UNIT 108-D AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 21ST DAY OF MAY, 1975 AS DOCUMENT NUMBER 2808762.

ITEM 2: AN UNDIVIDED 2.342% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: THAT PART OF LOT FOUR (4) 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, BEGINNING AT A POINT IN THE EAST LINE OF LOT 4 AFORESAID, 704.32 FEET SOUTH 00 DEGREES 41 MINUTES 18 SECONDS WEST FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 41 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE 270.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 86 DEGREES 13 MINUTES 42 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 4 AFORESAID 319.93 FEET TO A POINT OF CURVATURE IN SAID SOUTHERLY LINE; THENCE CONTINUE WESTERLY ALONG SAID SOUTHERLY LINE AND ITS EXTENSION THEREOF (BEING AN ARC CONVEX SOUTHERLY AND HAVING A RADIUS OF 907.41 FEET) FOR A DISTANCE OF 316.75 FEET TO A POINT OF TANGENCY (SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 66 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE TANGENT OF LAST DESCRIBED ARC FOR A DISTANCE OF 89.01 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 200.00 FEET FOR A DISTANCE OF 233.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 40 MINUTES 28 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 188.09 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG AN ARC CONVEX EASTERLY AND HAVING A RADIUS OF 300.00 FEET FOR A DISTANCE OF 51.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 09 DEGREES 05 MINUTES 50 SECONDS WEST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 101.80 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 4 AFORESAID (BEING ALSO THE SOUTHERLY LINE OF LAKELAND DRIVE) THENCE EASTERLY ALONG SAID NORTHERLY LINE BEING AN ARC CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 1040.00 FEET FOR A DISTANCE OF 281.08 FEET TO A POINT (HEREINAFTER REFERRED TO AS POINT "B") THENCE CONTINUE ALONG SAID ARC AND NORTHERLY LINE FOR A DISTANCE OF 311.00 FEET TO A POINT OF TANGENCY THEREIN; THENCE NORTH 50

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DEGREES 40 MINUTES 57 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 42.16 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC CONVEX NORTHERLY AND HAVING A RADIUS OF 285.00 FEET FOR A DISTANCE OF 199.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 18 MINUTES 42 SECONDS EAST ALONG THE TANGENT TO LAST DESCRIBED ARC FOR A DISTANCE OF 101.69 FEET TO THE NORTHEAST CORNER OF LOT 4 AFORESAID; THENCE SOUTH 00 DEGREES 41 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF LOT 4 AFORESAID 704.32 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT "A" HEREINBEFORE DESCRIBED; THENCE NORTH 38 DEGREES 44 MINUTES 58 SECONDS EAST 149.61 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 28 SECONDS EAST 240.00 FEET; THENCE NORTH 09 DEGREES 05 MINUTES 50 SECONDS WEST 277.52 FEET TO POINT "B" HEREINBEFORE DESCRIBED.

108958	 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEC 22 '98 DEPT. OF REVENUE RB. 11262	Cook County PROPERTY TAX 65.25

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