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PREPARED BY:

Law Offices of David R. Schlueter, Ltd.
401 W. Irving Park Road
Itasca, IL 60143



Doc#: 1112340114 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/03/2011 03:14 PM Pg: 1 of 2

MAIL TAX BILL TO:

JoAnn Brown
117 N. Waterford Dr.
Schaumburg, IL 60194

MAIL RECORDED DEED TO:

Mary Brady
Attorney at Law
105 S. Roselle Rd., Ste. 102
Schaumburg, IL 60193

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WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Vincent Roe, Single, never been married, Sole heir at law and/or devisee of Fred H. Roe, a/k/a Herbert Frederick Roe, deceased, of the City of Wesley Chapel, State of Florida, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to JoAnn Brown, a married woman, of 9425 S. Oakley Ave., Chicago, Illinois 60643, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Unit No. 139D as delineated on Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): that part of Lot 4 in Dunbar Lakes, being a Subdivision in the North 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° 41' 18" West from the Northeast corner thereof; thence South 00° 41' 18" West along said East line 270.00 feet to the Southeast corner thereof; thence North 86° 18' 42" 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; thence North 38° 44' 58" East 149.61 feet; thence North 00° 40' 28" East 220.00 feet to a point (hereinafter referred to as Point "C"); thence continue North 00° 40' 28" East 20.00 feet; thence North 09° 05' 50" West 277.52 feet to a point in the Northerly line of Lot 4 aforesaid (being also the Southerly line of Lakeland Drive); thence Easterly along the Northerly line of said Lot 4 (being an arc convex Southerly and having a radius of 1040.00 feet) for a distance of 311.00 feet to a point of tangency therein; thence North 50° 40' 57" 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° 18' 42" 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° 41' 18" West along the East line of Lot 4 aforesaid, 704.32 feet to the point of beginning, except therefrom that part described as follows: Beginning at the Northeast corner of Lot 4 aforesaid; thence South 00° 41' 18" West along the East line of Lot 4 aforesaid, 704.32 feet to a point; thence North 89° 18' 42" West 200.50 feet; thence North 00° 41' 18" East 223.67 feet; thence North 89° 18' 42" West 92.00 feet to a point of curvature; thence Westerly along an arc convex Northerly and having a radius of 200.00 feet for a distance of 91.92 feet to a point of tangency; thence South 64° 21' 21" West along the tangent to last described arc for a distance of 68.51 feet to a point of curvature; thence Westerly along an arc convex Southerly and having a radius of 150.00 feet for a distance of 61.09 feet to a point of tangency; thence South 87° 41' 21" West along the tangent to last described arc for a distance of 33.11 feet to Point "C" hereinbefore described; thence North 00° 40' 28" East 20.00 feet; thence North 09° 05' 50" West 277.52 feet to a point in the Northerly line of Lot 4 aforesaid; thence Easterly along the Northerly line of said Lot 4 (being an arc convex Southerly and having a radius of 1040.00 feet) for a distance of 311.00 feet to a point of tangency therein; thence North 50° 40' 57" 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° 18' 42" East along the tangent to last described arc for a distance of 101.69 feet to the Northeast corner of Lot 4 and the point of beginning, all in Cook County, Illinois, according to the Subdivision Plat registered as Document No. 2711125, in Cook County, Illinois, which Survey is attached as Exhibit "A" to Declaration made by LaSalle National Bank, as Trustee under Trust No. 45402, registered in the Office of the Registrar of Titles, Cook County, Illinois, as Document No. 2823012, together with an undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said Declaration and Survey).

Permanent Index Number(s): 07-23-101-008-1040
Property Address: 117 N. Waterford Dr., Schaumburg, IL 60194

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Subject, however, to the general taxes for the year of 2010 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Dated this 13th day of April, 2011
Vincent Roe
Vincent Roe

STATE OF Florida)
COUNTY OF Duval) SS.

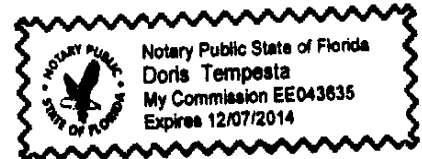
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Vincent Roe, Single, never been married, Sole heir at law and/or devisee of Fred H. Roe, a/k/a Herbert Frederick Roe, deceased, personally known to me to be the same person(s) whose name(s) is/are 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 13th day of April, 2011
Doris Tempesta
Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____

~~VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
17977 117.00~~



REAL ESTATE TRANSFER		04/15/2011
	COOK	\$58.50
	ILLINOIS:	\$117.00
	TOTAL:	\$175.50

07-23-101-008-1040 | 20110401600441 | NDCX5A