



Doc#: 1522542010 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/13/2015 08:35 AM Pg: 1 of 3

150256203232

PREPARED BY:  
John T. Clery, PC  
1515 E. Woodfield Rd, Suite 830  
Schaumburg, IL 60173

MAIL TAX BILL TO:  
Liudmyla Slepitzka  
75 Kristen Cir., Unit 125  
Schaumburg, IL 60195

MAIL RECORDED DEED TO:  
Joel Hymen, Esq. (157324)  
Hymen & Blair PC  
1411 McHenry Rd., Ste 125  
Buffalo Grove, IL 60089-1386

1/2

WARRANTY DEED  
Statutory (Illinois)

THE GRANTOR(S), Steven Leonard and Pamela Leonard, Husband and Wife 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 Liudmyla Slepitzka, of 3325 Kirchoff Rd. #3F, Rolling Meadows, Illinois 60008, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1: Unit No. 75-125 in the Twelve Oaks at Schaumburg Condominium, as delineated on a Survey of the following described tract of land: Lots 1 and 2, Outlot "A" and Outlot "B" in the Garden Glen, being a Subdivision in the Northwest 1/4 of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat recorded October 6, 1986 as Document No. 86459348, as amended by the Amended Plat recorded December 28, 2006 as Document No. 0636209030, in Cook County, Illinois; which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document No. 0700209057, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2 (Amanda Lane): Perpetual, non-exclusive easement for the benefit of Parcel 1, aforesaid, as created by the Grant of Easement for Ingress and Egress recorded September 9, 1982 as Document No. 26345786, and amended by the Instrument recorded September 15, 1988 as Document No. 88421690, over, under, across, along, through and upon the following described property: The North 27.0 feet of the South 37.0 feet of the East 673.82 feet of the Northwest 1/4 of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, being a bituminous paved drive with concrete curbing, for ingress and egress, excepting therefrom the West 17.00 feet of the East 50.00 feet of the Northwest 1/4 of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, lying South of the South line of a certain piece of property acquired by the Illinois State Toll Highway Commission, as a permanent easement recorded April 23, 1957 as Document No. 16885123.

Parcel 3 (Lake Easement): Perpetual, non-exclusive easement for the benefit of Parcel 1, aforesaid, as created by the Grant of Easement, for ingress and egress to and use of the Lake, recorded September 9, 1982 as Document No. 26345787, and the Amendment thereto recorded June 15, 2006 as Document No. 0616610044, along, around and upon the following described property: That part of the East 1/2 of the Northwest 1/4 of Section 10, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows: Commencing at a bronze marker at the Southeast corner of the Northwest 1/4 of said Section 10; thence South 86 degrees 17 minutes 23 seconds West along the South line of said Northwest 1/4 of Section 10, a distance of 671.54 feet; thence North 02 degrees 42 minutes 37 seconds West, a distance of 252.00 feet; thence North 87 degrees 17 minutes 23 seconds East, a distance of 50.22 feet; thence North 02 degrees 42 minutes 37 seconds West, a distance of 257.90 feet to the South back of existing curb of Kristin Drive (a private drive) for a point of beginning; thence South 87 degrees 17 minutes 23 seconds West along the back of curb, a distance of 6.95 feet to a point of curve; thence Westerly, Northerly and Easterly along the existing curb, existing curb forming an arc of a circle (convex Westerly), having a radius of 153.20 feet, a chord of North 22 degrees 12 minutes 46 seconds West, a distance of 288.82 feet), a distance of 377.00 feet to the point of tangency; thence North 48 degrees 17 minutes 05 seconds East along the back of the North curb, a distance of 199.86 feet to a point of curve; thence Easterly along the arc of a circle (convex North, along the North back of existing curb, having a radius of 233.50 feet, chord North 51 degrees 12 minutes 31 seconds East, a distance of 23.82 feet), a distance of 23.83 feet to the end of the existing curb; thence continuing along the arc of the last described circle (chord North 66 degrees 12 minutes 31 seconds East, a distance of 97.70 feet), a distance of 98.43 feet to the point of tangency; thence North 78 degrees 17 minutes 05 seconds East, a distance of 335.52 feet to a point of curve; thence Easterly along the arc of a circle (convex North having a radius of 527.57 feet, a chord of North 84 degrees 03 minutes 25 seconds East, a distance of 106.12 feet), a distance of 106.30 feet to the West line of the land granted to the Illinois State Toll Highway Commission for perpetual

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easement in Document No. 16885123; thence South 00 degrees 05 minutes 04 seconds East along the last described line, a distance of 479.31 feet to the back line of the existing North curb of Kristin Drive (a private drive); thence South 87 degrees 22 minutes 08 seconds West along the back of said North curb of Kristin Drive, a distance of 125.18 feet; thence North 02 degrees 42 minutes 37 seconds West, a distance of 61.82 feet; thence South 87 degrees 17 minutes 23 seconds West, a distance of 36.86 feet; thence North 02 degrees 42 minutes 37 seconds West, a distance of 50.00 feet; thence South 87 degrees 17 minutes 23 seconds West, a distance of 11.30 feet; thence North 02 degrees 42 minutes 37 seconds West along a line 5.00 feet East of and parallel with the East wall of an existing 1-story brick building, a distance of 68.86 feet; thence South 87 degrees 17 minutes 23 seconds West along a line 5.00 feet North of and parallel with said building, a distance of 109.34 feet; thence North 02 degrees 40 minutes 22 seconds East, a distance of 9.93 feet; thence South 87 degrees 19 minutes 38 seconds West along a line 5.00 feet Northerly of and parallel with the center line of the corner posts of the Northerly swimming pool fence, a distance 102.88 feet; thence South 02 degrees 53 minutes 22 seconds East along a line 5.00 feet Westerly of and parallel with the center line of the corner posts of the existing swimming pool fence, a distance of 50.27 feet; thence South 87 degrees 21 minutes 38 seconds West along a line 5.00 feet Northerly of and parallel, with the center line of the corner posts of the tennis court fence, a distance of 132.35 feet; thence South 02 degrees 38 minutes 52 seconds East along the line 5.00 feet Westerly of and parallel with the center line of the corner posts of existing tennis court fence, a distance of 139.95 feet to the back of the aforesaid North curb of Kristin Drive (a private drive); thence South 87 degrees 22 minutes 08 seconds West along the North curve of Kristin Drive, a distance 59.83 feet; thence South 02 degrees 42 minutes 37 seconds East, a distance of 27.70 feet to the point of beginning, in Cook County, Illinois.

Parcel 4: Easements contained in the Grant of Facilities Easement Agreement dated March 28, 1988 and recorded September 15, 1988 as Document No. 88421687, made by and among LaSalle National Bank, as Trustee under Trust Agreement dated February 12, 1981 and known as Trust No. 103671, Twenty-One Kristin Limited Partnership, American National Bank and Trust Company, as Trustee under Trust Agreement dated October 15, 1983 and known as Trust No. 65791, and Garden Glen Limited Partnership, and the Amendment recorded May 5, 1999 as Document No. 99433403, and the Amendment thereto recorded June 15, 2006 as Document No. 0616610044, as follows: (A) under, along, across and through the storm water facilities premises, as defined therein, to accept and carry storm water; (B) under, along, across and through the storm water facilities premises to connect to and use the storm water facilities; (C) in, over, along, through and across the Lake Easement Parcel, and the Lake for surface drainage of storm water and for the use of the Lake to accept, detain and retain storm water drainage; and (D) in, over, under, along, through and across, for a right of entry, the Kristin property, as defined therein, for the purpose of exercising the rights to maintain and repair the facilities, as defined therein.

Permanent Index Number(s): 07-10-101-039-1329

Property Address: 75 Kristen Cir., Unit 125, Schaumburg, IL 60195

VILLAGE OF SCHAUMBURG  
 REAL ESTATE TRANSFER TAX  
 27330 \$115.00

Subject, however, to the general taxes for the year of 2015 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 28 day of July 2015

Steven Leonard  
 Steven Leonard  
Pamela Leonard  
 Pamela Leonard

STATE OF Az )  
 ) SS.  
 COUNTY OF Maricopa )

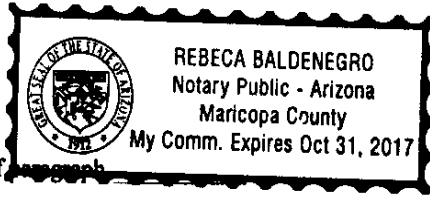
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steven Leonard and Pamela Leonard, Husband and Wife personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, 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.

REAL ESTATE TRANSFER TAX		04-Aug-2015
COUNTY:		57.50
ILLINOIS:		115.00
TOTAL:		172.50

07-10-101-039-1329 | 20150701612261 | 1-359-993-728

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Given under my hand and notarial seal, this 28 day of July 2015,



*Rebeca Baldenegro*  
Notary Public  
My commission expires: 10/31/17

Exempt under the provisions of paragraph

Property of Cook County Clerk's Office