

# UNOFFICIAL COPY



Doc#: 1623155189 Fee: \$44.00  
RHSP Fee: \$9.00 APRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/18/2016 02:21 PM Pg: 1 of 4

Return to  
Dukane Title Insurance Co  
650 East Roosevelt Road  
Suite 104  
Glen Ellyn, Illinois 60137  
D39832-DE 1/22  
WARRANTY DEED

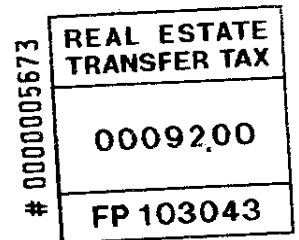
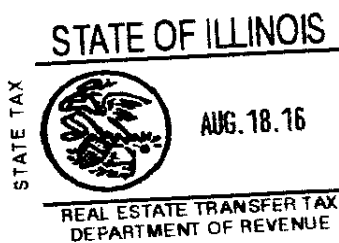
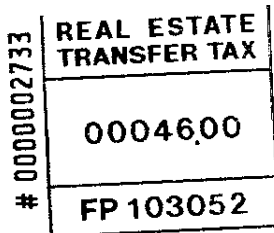
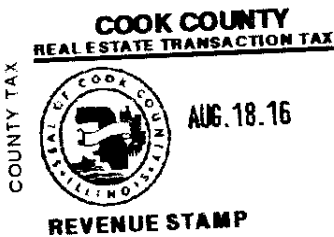
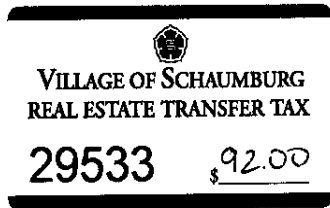
THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, TODOR TODOROV, whose address is 75 Kristin Cir., # 410 Schaumburg, IL 60195, for and in consideration of TEN Dollars and other good and valuable consideration in hand paid, convey and warrant to Greta Woods, of Arlington heights IL, to hold individually, the described in Exhibit A Real Estate in the County of Cook in the State of Illinois, to wit:

Subject to: General real estate taxes for the year 2015 and subsequent years; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Real Estate Index Number(s): 07-10-101-039-1392.  
Property Address: 75 Kristin Cir., # 410 Schaumburg, IL 60195

Dated this 29 day of July, 2016.

Seller: *Todor Todorov*  
Todor Todorov



4

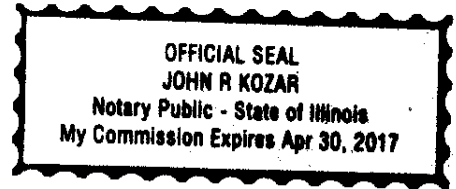
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STATE OF ILLINOIS     )  
COUNTY OF Cook     )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO  
HEREBY CERTIFY THAT Todor Todorov 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 he signed, sealed and delivered the said instrument  
as his 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 my seal, this  
21 day of July, 2016.

[Signature]  
Notary Public  
My Commission Expires: 4/30/17



Prepared by: Kozar Law Office, LLC, 105 S. Adell Place, Elmhurst, IL 60126

Mail to: Michael Brady, 525 W. Exchange, Cretu, IL 60417

Mail future tax bills to: Greta Woods, 75 Kristin Cir., #410, Schaumburg, IL 60195

AFFIX TRANSFER STAMPS ABOVE

or

Exempt under provisions of Paragraph \_\_\_\_\_, Section 31-45, Property Tax Code.

\_\_\_\_\_  
(Buyer, Sellers or Representative)     Date: \_\_\_\_\_, 2016

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Parcel 1: Unit Number 75-410 in The Twelve Oaks at Schaumburg Condominium, as delineated on a survey of the following described tract of land: Lots 1, 2, Outlot "A" and Outlot "B" in 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 86459348, as amended by Amended Plat recorded December 28, 2006 as Document Number 0636209030, in Cook County, Illinois; which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 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 created by Grant of Easement for ingress and egress recorded September 9, 1982 as Document 26345788 and amended by Instrument recorded September 15, 1988 as Document 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 on April 23, 1957 as Document 16885123.

Parcel 3: (Lake Easement) Perpetual, Non-Exclusive Easement for the benefit of Parcel 1 aforesaid created by Grant of Easement for ingress and egress to, and use of Lake recorded September 9, 1982 as Document 26345788, 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 87 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, as 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, chord 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 233.55 feet, chord North 51 degrees, 12 minutes, 31 seconds East, a distance of 23.83 feet), a distance of 23.82 feet to the end of the existing curb; thence continuing along the arc of the last described circle, (chord North 56 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, 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, chord 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 Easement in Document 16885123; thence South 50 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 one-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 centerline of the corner posts of the Northerly swimming pool fence, a distance of 102.88 feet; thence South 02 degrees, 53 minutes, 22 seconds

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East along a line 5.00 feet Westerly of and parallel with the centerline 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 centerline 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 a line 5.00 feet Westerly of and parallel with the centerline 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 degree, 22 minutes, 08 seconds West along the North curve of Kristin Drive, a distance of 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 88421687 by and among LaSalle National Bank, as Trustee under Trust Agreement dated February 12, 1981 and known as Trust Number 103671, Twenty-One Kristin Limited Partnership, American National Bank and Trust Company, as Trustee under Trust agreement dated October 15, 1985 and known as Trust Number 65791, and Garden Glen Limited Partnership, Amendment recorded May 5, 1999 as Document 99433403, and the Amendment thereto recorded June 15, 2006 as Document No. 0616840044; (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.