

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

Doc#: 1828219185 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/09/2018 09:48 AM Pg: 1 of 2

SC18024309

WARRANTY DEED

Dec ID 20180901686975  
ST/CO Stamp 0-642-057-376 ST Tax \$140.00 CO Tax \$70.00

GRANTOR Nancy E. Evans, as Trustee under the provisions of a Trust Agreement dated the 8th day of March 2001 and known as the Nancy E. Evans Trust, 747 Edgelake Point, Schaumburg, IL 60194, conveys and warrants to GRANTEEES Keyur J. Patel and Diptiben K. Patel, husband and wife, 758 Edgelake Point, Schaumburg, IL 60194, as joint tenants with rights of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto.

Subject only to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; the Condominium Declaration, as amended from time to time; the Illinois Condominium Act, as amended from time to time; and general real estate taxes not due and payable at the time of Closing.

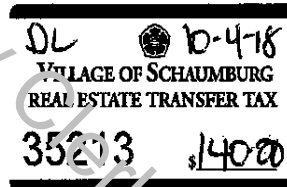
Grantor hereby releases and waives all rights under and by virtue of the Homestead Laws of the State of Illinois.

Permanent Real Estate Index Number: 07-23-103-109-1041

Address: 747 Edgelake Point, Schaumburg, IL 60194

DATED: September 20, 2018.

Nancy E. Evans (SEAL)  
NANCY E. EVANS, TRUSTEE



State of Illinois, County of Cook) SS

I, the undersigned, a Notary Public in and for the County, in the State aforesaid, DO HEREBY CERTIFY that Nancy E. Evans, as Trustee under the provisions of a Trust Agreement dated the 8th day of March 2001 and known as the Nancy E. Evans Trust, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered 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.

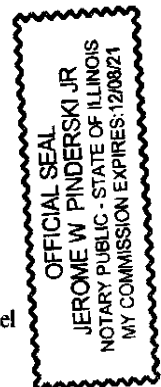
Given under my hand and official seal September 20, 2018.

Commission expires 12/8/21  
[Signature]  
Notary Public

This instrument was prepared by Pinderski & Pinderski, Ltd., 115 West Colfax, Palatine, IL 60067

Mail To:  
Ana M. Mencini + Associates, P.C.  
550 E. Devon Ave., Ste. 100 100  
Itasca, IL 60143

Send Tax Bill To:  
Keyur J. Patel and Diptiben K. Patel  
747 Edgelake Point  
Schaumburg, IL 60194



# UNOFFICIAL COPY

## Legal Description

UNIT NO. 68A IN DUNBAR LAKES CONDOMINIUM NO. 1, AS DELINEATED ON SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE (HEREAFTER REFERRED AS PARCEL):

THAT PART OF LOT 7 IN 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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF LOT 7, AFORESAID, THENCE SOUTH 86 DEGREES 49 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF LOT 7 AFORESAID 813.91 FEET TO A POINT 480.00 FEET NORTH 06 DEGREES 49 MINUTES 38 SECONDS EAST FROM THE NORTH WEST CORNER THEREOF; THENCE SOUTH 03 DEGREES 10 MINUTES 22 SECONDS EAST AT RIGHT ANGLES THERE TO 120.00 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 38 SECONDS EAST 35.00 FEET; THENCE SOUTH 25 DEGREES 00 MINUTES 00 SECONDS EAST 115.64 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 7 AFORESAID; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF LOT 7 AFORESAID; THENCE EASTERLY ALONG SAID SOUTHERLY LINE BEING AN ARC OF A CIRCLE, CONVEX NORTHERLY AND HAVING A RADIUS OF 365.00 FEET FOR A DISTANCE OF 248.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79 DEGREES 00 MINUTES EAST ALONG SAID SOUTHERLY LINE 33.24 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 665.00 FEET FOR A DISTANCE OF 162.84 FEET TO A POINT OF TANGENCY, THENCE SOUTH 64 DEGREES 58 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY LINE OF LOT 7 FOR A DISTANCE OF 40.62 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 174.66 FEET FOR A DISTANCE OF 39.48 FEET TO A CORNER OF LOT 7 AFORESAID; THENCE NORTH 83 DEGREES 11 MINUTES 34 SECONDS EAST ALONG ANOTHER SOUTH LINE OF LOT 7 AFORESAID 221.36 FEET TO THE SOUTH EAST CORNER THEREOF; THENCE NORTH 00 DEGREES 41 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF LOT 7 AFORESAID 299.68 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 45402, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2742777; AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PER CENT 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).

**REAL ESTATE TRANSFER TAX**

08-Oct-2018



COUNTY:	70.00
ILLINOIS:	140.00
TOTAL:	210.00

07-23-103-009-1041

| 20180901688975 | 0-642-057-376