

UNOFFICIAL COPY

Doc#: 1910646105 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/16/2019 10:22 AM Pg: 1 of 3

Dec ID 20190401645321
ST/CO Stamp 1-545-243-552 ST Tax \$175.00 CO Tax \$87.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Carol Cadiz
550 E Devon #160
HASCIA, IL 60143

MAIL REAL ESTATE TAX BILL TO:

Carolyn Watson
335 Palisades Pt.
Schaumburg, IL 60194
19002 481000 1072 CT

THE GRANTOR: Steven L. Nicholas, married to Kathy Nicholas, of 335 Palisades Pt., Schaumburg, IL 60194, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS to Carolyn Watson, individually, as an *** of Schaumburg, IL, to have and to hold the following described real estate situated in the County of **Cook** in the State of Illinois, to wit: **unmarried woman*

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: **335 Palisades Pt., Schaumburg, IL 60194**
PIN: **07-23-103-009-1027**

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

DATED this 2ND day of APRIL, 2019.



Steven L. Nicholas



Kathy Nicholas is signing to waive any and all homestead rights.

SD 4-12-19
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

36238 \$175.00

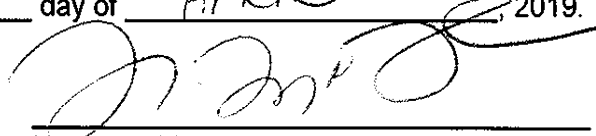
20190401645321

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Steven L. Nicholas and Kathy Nicholas**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

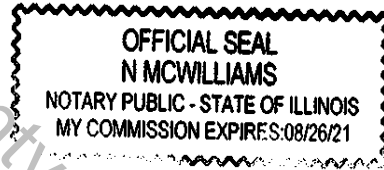
Given under my hand and official seal this 2ND day of APRIL, 2019.



Notary Public

NAME AND ADDRESS OF PREPARER:

Steven L. Nicholas, Esq.
Piercey & Associates, Ltd.
Attorney at Law
1525 S. Grove Ave., Suite 204
Barrington, IL 60010



Notary of Cook County Clerk's Office

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 19002981RM

For APN/Parcel ID(s): 07-23-103-009-1027

UNIT NUMBER 63⁰⁰ IN DUNBAR LAKES CONDOMINIUM NUMBER 1, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOT 7 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, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH EAST CORNER OF LOT 7, AFORESAID; THENCE SOUTH 86 DEGREES 49 MINUTES 38 SECONDS WEST ALONG THE NORTH LINE OF LOT 7 AFORESAID 813.91 FEET TO A POINT 480.00 FEET, NORTH 86 DEGREES 49 MINUTES 38 SECONDS EAST FROM THE NORTH WEST CORNER THEREOF; THENCE SOUTH 03 DEGREES 10 MINUTES 22 SECONDS EAST AT RIGHT ANGLES THERETO 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 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 33.48 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 POINT 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 NUMBER 45402, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2742777, TOGETHER WITH ITS 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) IN COOK COUNTY, ILLINOIS.