

# UNOFFICIAL COPY

WARRANTY DEED  
190480900019

Doc#: 2023039147 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/17/2020 02:35 PM Pg: 1 of 5

Dec ID 20200601618441  
ST/CO Stamp 1-257-061-088 ST Tax \$590.00 CO Tax \$295.00

THE GRANTORS, Jesus Bivian and Natividad Bivian, a married couple, of the City of Des Plaines, in the County of Cook, and State of Illinois, for and in consideration of \$10.00 in hand paid, conveys and warrants to, Cuong Doan and Thuy Ngo, as Joint Tenants, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A

**SUBJECT TO:** The general taxes for the year of ~~2017~~ <sup>2020</sup> and thereafter, to all instruments, covenants, restrictions, condition and easements of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Index Number 02121000620000

Address of Real Estate: 1551 Winslowe Dr Palatine, IL 60074

THIS IS NOT HOMESTEAD PROPERTY



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Prepared By:

Garces Law, LLC  
121 S. Wilke Road Suite 301  
Arlington Heights, IL 60005

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Mail To:

Steven M Kudulis  
Law Office of Steven M Kudulis, LLC  
3333 Warrenville Road, Suite 200  
Lisle, Illinois 60532

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Name and Address of Taxpayer / Address of Property:

Cuong Doan and Thuy Ngo  
~~1551 Winstowe Dr~~  
~~Palatine, IL 60074~~  
399 Stonewood Circle  
Carol Stream, IL 60018

Property of Cook County Clerk's Office

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## EXHIBIT A

Parcel 1: Lot 26 in Palatine Square, a planned unit development plat of part of the Northwest 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on January 20, 1978 as Document LR2994959 in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 over Lots 34 and 35 as created by Declaration of Easements dated January 20, 1978 and filed January 20, 1978 as Document 2994959, in Cook County, Illinois.

Parcel 3: Easement over the Northwesterly 10 feet of that part of the Southwest 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at the point of intersection of the Northwesterly line of an easement for ingress and egress and for public Utilities per Document Number LR2666783 with a line 50.00 feet Southwesterly of and parallel with the center line of Rand Road as established on January 8, 1925; thence North 46 degrees 20 minutes 8 seconds West along said parallel line, 350.974 feet to the point of intersection with the line forming an angle of 90 degrees 35 minutes 00 seconds with the old center line of Rand Road (as measured from Northwest to Southwest) and drawn through a point on said old centerline, said point being 1107.20 feet (as measured along said old centerline) Southeasterly of the North line of the Aforesaid Northwest 1/4; thence South 42 degrees 52 minutes 15 seconds West along the last described line, 200.019 feet to the point of intersection with a line drawn 250.00 feet (as measured perpendicular) Southwesterly of and parallel with the aforesaid centerline of Rand Road as established on January 8, 1925, thence South 46 degrees 20 minutes 08 seconds East, 348.203 feet along said parallel line to the Northwesterly line of said Easement per Document No. LR2666783, thence North 43 degrees 39 minutes 52 seconds East, along said Northwesterly line, 200.00 feet to the place of beginning, in Cook County, Illinois, for the installation, use, maintenance, repair, replacement, and removal of a storm sewer, mains, service lines, and connection for the benefit of parcel 1 as created by Easement Document Number LR2997646, in Cook County, Illinois.

Parcel 4: Easement over the Southeasterly 10 feet of that part of the Northwest 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian described as follows: Beginning at a point of intersection of the Northwesterly line of an easement for ingress and egress and for public utilities per Document Number LR2666783 with a line 50.00 feet Southwesterly of and parallel with the center line of Rand Road as established on January 8, 1925; thence North 46 degrees 20 minutes 08 seconds West along said parallel line, 350.974 feet to the point of intersection with a line forming an angle of 90 degrees 35 minutes 00 seconds with the old centerline of Rand Road (as measured from Northwest to Southwest) and drawn through a point on said old centerline, said point being 1107.20 feet (as measured along said old centerline) Southeasterly of the North line of the aforesaid Northwest 1/4; thence South 42 degrees 52 minutes 15 seconds West along the last described line, 200.019 feet to the point of intersection with a line drawn 250.00 feet (as measured perpendicular) Southwesterly of and parallel with the aforesaid centerline of Rand Road as established on January 8, 1925, thence South 46 degrees 20 minutes 8 seconds East, 348.203 feet along said parallel line to the

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Northwesterly line of said Easement per Document No. LR2666783, thence North 43 degrees 39 minutes, 52 seconds East, along said Northwesterly line, 200.00 feet to the place of beginning, in Cook County, Illinois, for the installation, use, maintenance, repair, replacement, and removal of a storm sewer, mains, service lines, and connection for the benefit of parcel 1 as created by Easement Document Number LR2997646, in Cook County, Illinois.

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