UNOFFICIAL COPY

DAIG MU 879/10KM WARRANTY DEED 1/2

AFTER RECORDING MAIL TO:

Tserendorj Baatar 856 Longboat Ln. Schaumburg, IL 60194 Doc#. 2113807341 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/18/2021 08:06 AM Pg: 1 of 3

Dec ID 20210501619896

ST/CO Stamp 1-711-540-496 ST Tax \$273.00 CO Tax \$136.50

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Tserendorj Baate: 856 Longboat Lr. Schaumburg, IL 60194

THE GRANTORS: Stanley Mathew and Princy S. Mathew, husband and wife, of 856 Longboat Ln., Schaumburg, IL 50:194, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Tserendorj Baatar, a married man, of 9039 W Church St., Apt2B, Des Plaines, IL 60016, in Fee Simple to have and to noid, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to with

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

856 Longboat Ln., Schaumfurg, IL 60194

PIN:

07-16-101-034-0000

Hereby releasing and waiving all rights under and by virtue of the flomestead 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 Orlinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, picc or other conduit.

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DATED this $\frac{1}{4}$ day of $\frac{MAY}{}$, 2021.
Stanley Mathew	Princy S. Mathew
STATE OF	
I, the undersigned, a Notaly Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stanley Mathew and Princy S. Mathew, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of no nestead.	
Given under my hand and official seal this day of, 2021.	
NAME AND ADDRESS OF PREPARER: James Vachachira Attorney at Law 834 E. Rand Rd., Suite 3 Mt. Prospect, IL 60056	VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAY 41151 \$ 273.00



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LEGAL DESCRIPTION

Order No.: 21GNW879116RM

For APN/Parcel ID(s): 07-16-101-034-0000

PARCEL 1:

THAT PART OF LOT 25 IN COLONY LAKE CLUB, UNIT NUMBER 1 BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SCHAUMBURG, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 25; THENCE EASTWARD ALONG THE SOUTHERLY LINE O' SAID LOT 25, NORTH 89 DEGREES 25 MINUTES 31 SECONDS EAST, A DISTANCE OF 2.17 FEET TO A POINT OF CURVATURE; THENCE EASTWARD ALONG A CURVED LINE, CONVEXED TO THE NORTH, OF 394.90 FEET IN RADIUS, FOR AN ARC LENGTH OF 49.11 FEET TO THE POINT OF DEGINNING; THENCE CONTINUING EASTWARD ALONG THE LAST DESCRIBED CURVED LINE, FOR AN ARC LINGTH OF 37.62 FEET; THENCE NORTH 4 DEGREES 02 MINUTES 32 SECONDS EAST, A DISTANCE OF 122.88 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 25; THENCE WESTWARD ALONG SAID NORTHERLY LINE, SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, A DISTANCE OF 37.57 FEET; THENCE SOUTH 4 DEGREES 02 MINUTES 32 SECONDS WEST, A DISTANCE OF 116.43 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 51691, DATED JANUARY 5, 1977 AND RECORDED MARCH 23, 1977 AS DOCUMENT NUMBER 23860589 AND AS CREATED BY DEED RECURDED JULY 5, 1977 AS DOCUMENT NUMBER 23997593 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

Office