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DIG NW 879/116KM
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WARRANTY DEED

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 Baatar
856 Longboat Ln.
Schaumburg, IL 60194

THE GRANTORS: **Stanley Mathew and Princy S. Mathew, husband and wife**, of 856 Longboat Ln., Schaumburg, IL 60194, 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 hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: **856 Longboat Ln., Schaumburg, IL 60194**
PIN: **07-16-101-034-0000**

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.

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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 OF 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 BEGINNING; THENCE CONTINUING EASTWARD ALONG THE LAST DESCRIBED CURVED LINE, FOR AN ARC LENGTH 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 RECORDED JULY 5, 1977 AS DOCUMENT NUMBER 23997593 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS