

# UNOFFICIAL COPY

**PREPARED BY:**

The Miller Law Firm, P.C.  
1051 Perimeter Drive, Suite 400  
Schaumburg, IL 60173

Doc#: 2325541060 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/12/2023 08:53 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Dushiant Kochhar  
631 Breakers Point  
Schaumburg, IL 60194

Dec ID 20230801600204  
ST/CO Stamp 0-554-012-112 ST Tax \$278.00 CO Tax \$139.00

**MAIL RECORDED DEED TO:**

Dushiant Kochhar  
631 Breakers Point  
Schaumburg, IL 60194

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), <sup>2.</sup> Maria Bulman and Kevin Bulman and Kevin Bulman and Maria Bulman, of the City of Schaumburg, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Dushiant Kochhar, of 631 Breakers Point, Schaumburg, IL 60194, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 29D AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 1ST DAY OF JULY, 1974, AS DOCUMENT NUMBER 2760814.

ITEM 2: AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOT SEVEN (EXCEPT THAT PART THEREOF 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 NORTHWEST 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 365.0 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 A 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 SOUTHEAST 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 THE BEGINNING) 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 ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 16, 1973 AS DOCUMENT 2711125 IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 07-23-103-010-1004  
Property Address: 631 Breakers Point, Schaumburg, IL 60194

Subject, however, to the general taxes for the year of and thereafter, and all Covenants, Restrictions, and Conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

# UNOFFICIAL COPY

Dated this 5TH day of September, 2023

Maria Bulman  
 Maria Bulman

Kevin R. Bulman  
 Kevin Bulman

Kevin R. Bulman  
 Kevin Bulman

Maria Bulman  
 Maria Bulman

STATE OF ILLINOIS }  
 COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Maria Bulman and Kevin Bulman and Maria Bulman, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this 5TH day of September, 2023  
Maryellen Summerville  
 Notary Public  
 My commission expires: 6-27-27

Exempt under the provisions of paragraph \_\_\_\_\_

