

# UNOFFICIAL COPY

WARRANTY DEED

1904123

THE GRANTORS Deborah L. Berman Lawhun, who acquired title as Deborah L. Berman, and Charles R. Lawhun, her husband, of the Village of Roselle, County of DuPage, State of Illinois for and in consideration of the sum of Eighty-Four Thousand and Nine Hundred Dollars (\$84,900.00), receipt of which is hereby acknowledged, convey and warrant to James J. Ozimek of 1307 Cottonwood Lane, Arlington Heights, Illinois 60018, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

94054691

DEPT-01 RECORDING \$23.50  
T#0080 TRAN 6152 01/18/94 12:06:00  
#8986 \*--94-054691  
COOK COUNTY RECORDER

### SEE LEGAL DESCRIPTION ON REVERSE SIDE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the years 1993-94 and subsequent years.

Permanent Real Estate Index Number: 02-09-202-016-1031

Commonly known as: 1413 North Sterling, Unit Number 204, Palatine, Illinois 60067

Dated this 14th day of January, 1994.

Deborah L. Berman Lawhun (SEAL) Charles R. Lawhun (SEAL)  
Deborah L. Berman Lawhun Charles R. Lawhun

State of Illinois, County of DuPage, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Deborah L. Berman Lawhun and Charles R. Lawhun, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of January, 1994.

OFFICIAL SEAL  
THOMAS B SCHECK  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES-06/20/97

Thomas B. Scheck  
Notary Public

This instrument was prepared by Thomas B. Scheck, 115 West Orchard Street, Itasca, Illinois 60143.

After recording return to:

Joseph J. Klein  
121 S. WILKE 500  
Arlington Hts IL 60005

Mail subsequent tax bills to:

JAMES J. OZIMEK  
1413 N. Sterling Unit 204  
Palatine IL 60067

94054691



2350

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CLERK'S OFFICE

18010010

PARCEL 1: UNIT 1413-204 IN THE FOREST EDGE CONDOMINIUM NO. 12 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF DUNDEE ROAD AND THE EAST LINE OF STERLING AVENUE ACCORDING TO THE PLAT OF DEDICATION FOR SAID STREETS RECORDED NOVEMBER 9, 1972 AS DOCUMENT NO. 22114867; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST BEING THE EAST LINE OF SAID STERLING AVENUE FOR A DISTANCE OF 198.47 FEET TO A POINT OF CURVATURE IN SAID EAST LINE; THENCE CONTINUING SOUTHERLY ALONG THE EAST LINE OF SAID STERLING AVENUE BEING A CURVE TO THE RIGHT TANGENT TO THE EAST DESCRIBED LINE, HAVING A RADIUS OF 450.775 FEET FOR AN ARC DISTANCE OF 72.69 FEET; THENCE NORTH 82 DEGREES 48 MINUTES 07 SECONDS EAST 442.10 FEET ALONG A LINE THAT INTERSECTS THE WEST LINE OF THE EAST 362.35 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9 AT A POINT THAT IS 1307.05 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 9 AS MEASURED ALONG THE WEST LINE OF SAID EAST 362.35 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF THE EAST 362.35 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9, 267.50 FEET TO THE SOUTH LINE OF SAID DUNDEE ROAD, THENCE SOUTH 83 DEGREES 07 MINUTES 50 SECONDS WEST 435.15 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 85306229 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NO. 1413-2040, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NO. 85306299.

94054CC1

Cook County  
REAL ESTATE TRANSACTION TAX  
42.50  
REVENUE STAMP  
JAN 18 1983  
1982

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
85.00  
JAN 18 1983  
REVENUE

CLERK'S OFFICE