

UNOFFICIAL COPY

WARRANTY DEED



MAIL TO:

Frank Hines
P.O. Box 1
Elk Grove Village, Illinois 60007

96388646

. DEPT-D1 RECORDING \$25.50
. T#0001 TRAN 3993 05/22/96 13:55:00
. #7445 + RC *-96-388646
. COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

John Buckley
614 Bayview Point
Schaumburg, Illinois 60194

GRANTOR(S), James W. Breon and MaryAnn Breon, his wife of Schaumburg in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), John/Buckley of 2516 Crooken Creek, #203, Schaumburg in the County of Cook, in the State of Illinois, the following described real estate:

Item 1.

Unit 43B 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 1.432% 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 northeast 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 05 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 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 beginning) in Dunbar Lakes, being a subdivision in the north half (1/2) of Section 23, Township 41 north, Range 10, east of the third principal meridian, according to

2550
7

COOK COUNTY RECORDER

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Property of Cook County Clerk's Office

COOK
CC. NO. 015

843797 5522



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY 20 '96

DEPT. OF REVENUE

109.00

843797

REAL ESTATE
REVENUE
STAMP

MAY 20 '96

Cook County



TRANSACTION TAX

54.50

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plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois, on August 16, 1973 as Document Number 2711125.

Permanent Index No:
07-23-103-010-1031

30-950
VILLAGE OF SCHAUMBURG
REAL ESTATE
TRANSFER TAX
DATE 12/28/95
AMT. PAID 109.00

Property Address:
614 Bayview Point
Schaumburg, Illinois 60194

SUBJECT TO: (1) General real estate taxes for the year 1995 and subsequent years. (2) Covenants, conditions and restrictions of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 28th day of December, 1995.

James W. Breon
James W. Breon

MaryAnn Breon
MaryAnn Breon

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that James W. Breon and MaryAnn Breon, his wife 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, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 28th day of December, 1995.

John T. Clery
Notary Public

(seal)

"OFFICIAL SEAL"
John T. Clery
Notary Public State of Illinois
My Commission Expires 04/23/98

My commission expires 4/23/98

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph _____ Section 4,
Real Estate Transfer Act
Date: _____

Prepared By:
John T. Clery
1901 North Roselle Road
Schaumburg, Illinois 60195

Signature: _____

3025-5046

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