

UNOFFICIAL COPY

WARRANTY DEED JOINT TENANCY GRANTOR

F. TODD DUSTIN, divorced
and not since remarried

98368477

for and in consideration of Ten
Dollars (\$10.00) and other good
and valuable consideration in
hand paid, CONVEY and
WARRANT to

HAYUE (KENRICK) KUNG and
WING-YIN KITY LIU

DEPT-01 RECORDING \$27.50
740009 TRAN 2308 05/05/98 12:36:00
48009 RC # - 98 - 368477
COOK COUNTY RECORDER

For Recorder's Use

P.O. Box 95322 Hoffman Estates, IL 60195
(Name and Address of Grantee)

(Strike Inapplicable:)

- a) ~~As Tenants in Common~~
- b) Not in Tenancy in Common, but in Joint Tenancy
- c) ~~Not as Joint Tenants, or Tenants in Common, but as Tenants by the Entirety Forever~~
- d) ~~Statutory (Individual to Individual)~~

98368477

the following described Real Estate situated in the County of Cook, in the
State of Illinois, to wit:

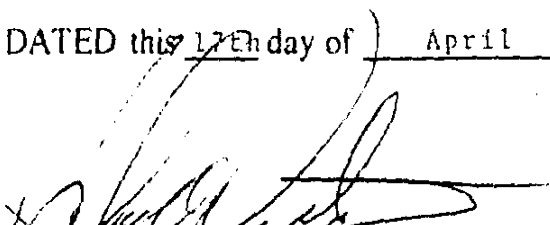
SEE REVERSE

SUBJECT TO: General real estate taxes not due and payable at time of closing; special
assessments confirmed after this contract date; building, building line and use or occupancy
restrictions, conditions and covenants of record; zoning laws and ordinances; easements for
public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Real Estate Index Number: 07-08-300-259

Commonly known as: 1797 Monterey Court, Hoffman Estates, IL 60194

DATED this 17th day of April, 1998.


F. TODD DUSTIN

Prepared by: Ronald M. Hankin, Esq., PO Box 983, 345 N Quentin Road, Palatine IL 60067

Send Tax Bill to:
1797 Monterey Court
Hoffman Estates, IL 60194

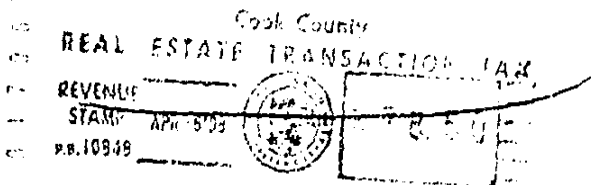
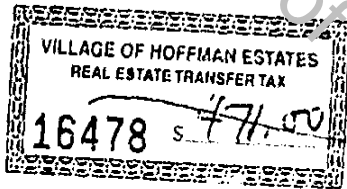
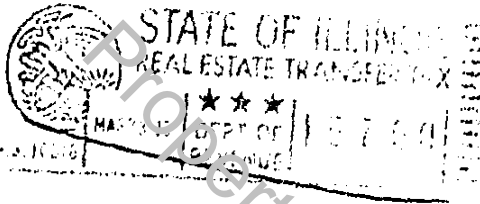
Return To: SUSAN LESUS
511 W. Wesley
Wheaton IL 60187



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Legal Description:

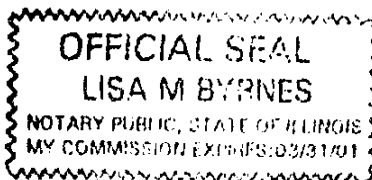
Legal Description attached hereto and made a part hereof.



STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that F. TODD DUSTIN, divorced and * 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. *not since remarried

Given under my hand and notary seal, this 17th day of April, 1998.



Notary Public

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PARCEL 1: THAT PART OF LOT 39 OF POPLAR CREEK CLUB HOMES, UNIT 4, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 39; THENCE SOUTH 58 DEGREES 51 MINUTES 45 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 39, A DISTANCE OF 14.88 FEET; THENCE NORTH 31 DEGREES 08 MINUTES 15 SECONDS EAST, A DISTANCE OF 10.52 FEET TO AN EXTERIOR CORNER OF SAID CONCRETE FOUNDATION; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION THE FOLLOWING COURSES AND DISTANCES: NORTH 30 DEGREES 57 MINUTES 33 SECONDS EAST, A DISTANCE OF 15.08 FEET; THENCE NORTH 60 DEGREES 47 MINUTES 24 SECONDS WEST, A DISTANCE OF 1.63 FEET; THENCE NORTH 31 DEGREES 45 MINUTES 56 SECONDS EAST, A DISTANCE OF 6.08 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 31 SECONDS EAST, A DISTANCE OF 1.58 FEET; THENCE NORTH 31 DEGREES 18 MINUTES 27 SECONDS EAST, A DISTANCE OF 15.74 FEET; THENCE NORTH 59 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 1.50 FEET; THENCE NORTH 31 DEGREES 21 MINUTES 10 SECONDS EAST, A DISTANCE OF 5.05 FEET; THENCE SOUTH 58 DEGREES 13 MINUTES 04 SECONDS EAST, A DISTANCE OF 1.61 FEET; THENCE NORTH 31 DEGREES 10 MINUTES 41 SECONDS EAST, A DISTANCE OF 22.67 FEET, TO AN EXTERIOR CORNER OF SAID FOUNDATION FOR THE POINT OF BEGINNING; THENCE ALONG THE EXTERIOR SURFACE OF SAID FOUNDATION THE FOLLOWING COURSES AND DISTANCES: NORTH 59 DEGREES 25 MINUTES 39 SECONDS WEST, A DISTANCE OF 1.63 FEET; THENCE NORTH 32 DEGREES 45 MINUTES 31 SECONDS EAST, A DISTANCE OF 5.06 FEET; THENCE SOUTH 58 DEGREES 26 MINUTES 06 SECONDS EAST, A DISTANCE OF 1.51 FEET; THENCE NORTH 31 DEGREES 06 MINUTES 25 SECONDS EAST, A DISTANCE OF 22.64 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE CONTINUING NORTH 31 DEGREES 06 MINUTES 25 SECONDS EAST, ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 0.50 FEET TO A POINT OF INTERSECTION WITH THE APPROXIMATE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1797 AND 1795; THENCE SOUTH 58 DEGREES 37 MINUTES 59 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 32.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF A PART OF THE SOUTHEASTERLY EXTERIOR SURFACE OF SAID FOUNDATION; THENCE NORTH 32 DEGREES 09 MINUTES 27 SECONDS EAST ALONG SAID EXTENSION, A DISTANCE OF 0.33 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE ALONG THE EXTERIOR OF SAID FOUNDATION THE FOLLOWING COURSES AND DISTANCES: SOUTH 58 DEGREES 14 MINUTES 39 SECONDS EAST, A DISTANCE OF 12.44 FEET; THENCE NORTH 31 DEGREES 16 MINUTES 06 SECONDS EAST, A DISTANCE OF 0.30 FEET; THENCE SOUTH 59 DEGREES 44 MINUTES 29 SECONDS EAST, A DISTANCE OF 3.90 FEET; THENCE SOUTH 31 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.45 FEET; THENCE NORTH 58 DEGREES 10 MINUTES 11 SECONDS WEST, A DISTANCE OF 4.14 FEET; THENCE NORTH 31 DEGREES 41 MINUTES 27 SECONDS EAST, A DISTANCE OF 0.32 FEET; THENCE NORTH 58 DEGREES 43 MINUTES 17 SECONDS WEST, A DISTANCE OF 12.15 FEET; THENCE SOUTH 31 DEGREES 15 MINUTES 01 SECOND WEST, A DISTANCE OF 6.89 FEET TO AN EXTERIOR CORNER OF SAID FOUNDATION; THENCE CONTINUING SOUTH 31 DEGREES 15 MINUTES 01 SECOND WEST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 0.33 FEET, TO A POINT OF INTERSECTION WITH THE APPROXIMATE CENTERLINE OF THE COMMON FOUNDATION WALL BETWEEN PARCELS 1799 AND 1797; THENCE NORTH 58 DEGREES 32 MINUTES 19 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 32.03 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF A PART OF THE NORTHWESTERLY EXTERIOR SURFACE OF SAID FOUNDATION; THENCE SOUTH 31 DEGREES 10 MINUTES 41 SECONDS WEST ALONG SAID EXTENSION, A DISTANCE OF 0.50 FEET, TO THE POINT OF BEGINNING, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1985 AS DOCUMENT 85-052239, IN COOK COUNTY, ILLINOIS.

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(continued)

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY TRUSTEE'S DEED FROM LYONS SAVINGS AND LOAN ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 23, 1983 AND KNOWN AS TRUST NUMBER 209, TO F. TODD DUSTIN, RECORDED MAY 1, 1986 AS DOCUMENT 86-171497 FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED TO THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336477, AND ANY AMENDMENTS THERETO.

Property of Cook County Clerk's Office

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