

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (Illinois)

0021095279

9245/0028 19 005 Page 1 of 2  
2002-10-07 07:52:32  
Cook County Recorder 26.50

THE GRANTOR, OLGA KART, n/k/a OLGA TABACHNIK, married to GENNADIY TABACHNIK, of the Village of Palatine, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO ALGIMANTAS CEKAVICIUS and RITA VASILJEVA, not as tenants in common, but as joint tenants, of 2100 Valencia, Northbrook, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
ROLLING MEADOWS



SEE REVERSE SIDE HEREOF FOR LEGAL DESCRIPTION

Subject to: Real Estate taxes for the year 2002 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 02-12-200-092-1025  
Address of Real Estate: 1275 Baldwin Lane, Unit 301, Palatine, Illinois 60067

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

DATED this 27th day of September 2002

x (SEAL)  
OLGA KART

x (SEAL)  
OLGA TABACHNIK

x (SEAL)  
GENNADIY TABACHNIK

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

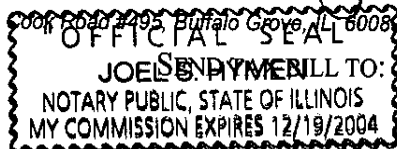
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that OLGA KART, n/k/a OLGA TABACHNIK, married to GENNADIY TABACHNIK and GENNADIY TABACHNIK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared 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 official seal this \_\_\_ day of September, 2002

Notary Public

This instrument was prepared by JOEL S. HYMEN, 150 W. Lake Cook Road #495, Buffalo Grove, IL 60089

MAIL TO: CENE GALPERIN  
555 SIKORIE BLVD, #500  
NORTHBROOK, IL 60062



MAIL TAX BILLS TO: ALGIMANTAS CEKAVICIUS, 1275 BALDWIN LANE, Unit 301, Palatine, IL 60067

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HYMEN AND BLAIR, PC AS AN AGENT FOR  
COMMONWEALTH LAND TITLE INSURANCE COMPANY  
1941 Rohlwing Road Rolling Meadows, IL 60008

### ALTA Commitment Schedule A1

File No.: R106531


PROPERTY ADDRESS: 1275 BALDWIN LANE, UNIT 301  
PALATINE, IL 60067


#### LEGAL DESCRIPTION:

PARCEL 1:  
UNIT NO. 301, IN SAN TROPAL CONDOMINIUM, BUILDING NUMBER 2, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF  
THE SOUTH 780 FEET, AS MEASURED AT RIGHT ANGLES, TO THE SOUTH LINE  
THEREOF, OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12,  
TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF  
CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 24917327, TOGETHER WITH ITS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY,  
ILLINOIS.

PARCEL 2:  
EASEMENTS FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1, AS  
DEFINED AND SET FORTH IN THE MASTER DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS, AND EASEMENTS FOR SAN TROPAL PLANNED  
RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY, AS  
TRUSTEE UNDER TRUST NO. 1067400, DATED MAY 31, 1976 AND RECORDED APRIL  
12, 1976, AS DOCUMENT NUMBER 23448134 AND CREATED BY THE DEED, FROM  
MIDWEST BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE  
UNDER TRUST AGREEMENT DATED SEPTEMBER 19, 1978, AND KNOWN AS TRUST  
NUMBER 78-09-2714, TO WILLIAM J. SEBASTIAN AND CLARA SEBASTIAN, HIS  
WIFE, DATED JUNE 1, 1979 AND RECORDED JUNE 1, 1979 AND RECORDED JUNE  
22, 1979 AS DOCUMENT NUMBER 25017591, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 02-12-200-092-1025

STATE TAX	STATE OF ILLINOIS	# 0000009839	REAL ESTATE TRANSFER TAX
	 OCT.-7.02		00136.00
	COOK COUNTY		FP351023

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000010030	REAL ESTATE TRANSFER TAX
	 OCT.-7.02		00068.00
	REVENUE STAMP		FP351014