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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANTS**



0407626196

Doc#: 0407626196
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/16/2004 12:18 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR(S), Abid Sabeeh, married to hosai yonoszai, and of the Village of Hanover Park, County of DuPage, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Denis Zlatov and Oksana I Melnychyn, not as tenants in common, but as joint tenants, (GRANTEE'S ADDRESS) 1458 Chippewa Trail, Wheeling, Illinois 60090 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate

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.

Permanent Real Estate Index Number(s): 02-12-200-021-1056
Address(es) of Real Estate: 1243 E. Baldwin Lane, Unit #609, Palatine, Illinois 60074

Dated this 2nd day of March, 2004

P.N.T.N.

Abid Sabeeh

Abid Sabeeh

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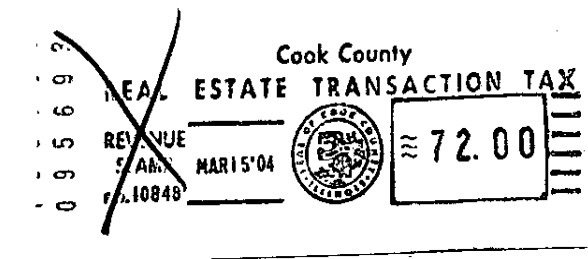
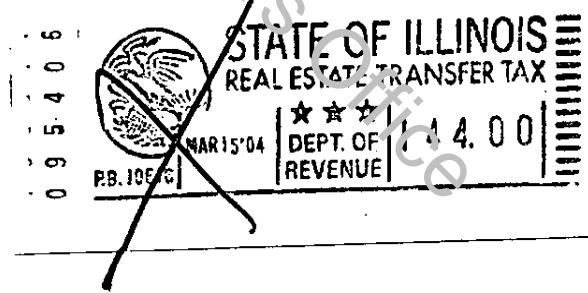
EXHIBIT 'A'

Legal Description

PARCEL 1: UNIT 609 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS PARCEL); THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST, 282.96 FEET; (THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION) THENCE NORTH 167.0 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE PARCEL OF LAND THEREIN DESCRIBED; THENCE WEST 77.0 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 277.7 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.40 FEET; THENCE SOUTH 59.17 FEET; THENCE WEST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23448135, TOGETHER WITH AN UNDIVIDED 1.424 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

ALSO

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANT, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400, DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT 23448134 AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400 TO BRIAN G. LESTER AND ZORKA R. LESTER, HIS WIFE, DATED APRIL 25, 1977 AND RECORDED SEPTEMBER 6, 1977 AS DOCUMENT NUMBER 24091269, IN COOK COUNTY, ILLINOIS.

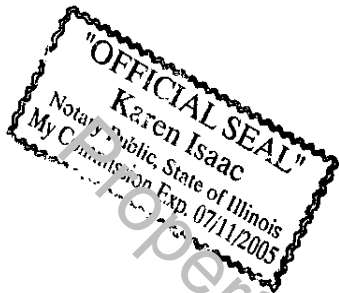


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STATE OF ILLINOIS, COUNTY OF Will ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Abid Sabeeh, married to hosai yonoszai, and personally known to me to be the same person(s) whose name(s) 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 2nd day of March, 2004



[Signature] (Notary Public)

Prepared By: Abid. N. Sabeeh
1897 Sunset Drive
Hanover Park, Illinois 60133

Mail To:
Peter N. Weil
175 Olde Half Day Road, Suite 134
Lincolnshire, Illinois 60069

Name & Address of Taxpayer:
Denis Zlatov and Oksana I Melnychyn
1243 E. Baldwin Lane, Unit #609
Palatine, Illinois 60074

Property of Cook County Clerk's Office