

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



04132330380

Doc#: 0413233038  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/11/2004 07:36 AM Pg: 1 of 3

281 mg 688505 JS

THE GRANTOR, KEITH E. SZARABAJKA, of Studio City, County of Los Angeles, State of California for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and Warrant(s) to Lev Maryasin and Larisa Maryasin, his wife as Tenants by the entirety and not as tenants in common nor as joint tenants of (GRANTEE'S ADDRESS) 1105 Cambridge Dr., Buffalo Grove, Illinois 60089 of the County of Lake, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2004

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not Homestead Property

Permanent Real Estate Index Number(s): 02-12-200-021-1049  
Address(es) of Real Estate: 1243 Baldwin Lane, Unit 508, Palatine, Illinois 60067

Dated this 31st day of March 2004

KEITH E. SZARABAJKA, By DENISE STEWART, PURSUANT TO POWER OF ATTORNEY DATED MARCH 17, 2004.

**BOX 333-CP**

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STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DENISE STEWART personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 31st day of March 2004

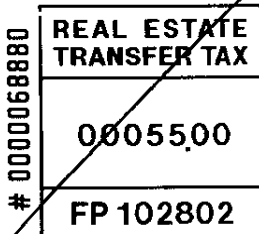
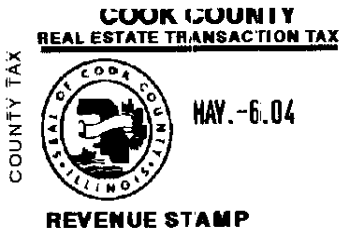
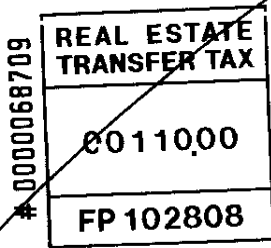
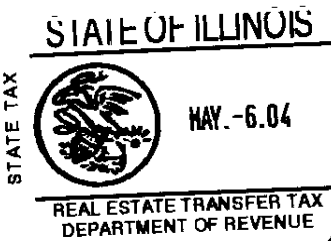


*[Handwritten Signature]*  
(Notary Public)

**Prepared By:** Kenneth S. Finkle  
1401 W. Dundee Road, Suite 208  
Buffalo Grove, Illinois 60089

**Mail To:**  
Joseph A. La Zara  
7246 W. Touhy Ave.  
Chicago, Illinois 60631-4327

**Name & Address of Taxpayer:**  
Lev Maryasin and Larisa Maryasin  
1243 Baldwin Lane, Unit 508  
Palatine, Illinois 60067



Proprietary Cook County Clerk's Office

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## Legal Description

PARCEL 1: UNIT 508 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 1/20.0 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 1/4, 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 217.17 FEET; THENCE EAST 77.0 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 PLACE 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 NUMBER 23448135 TOGETHER WITH ITS UNDIVIDED PERCENTAGE 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 COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY TRUST NUMBER 1067400, DATED MARCH 21, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT NUMBER 23448134, AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY TRUST NUMBER 1067400 TO PAUL W. COLLINS AND DIANE COLLINS DATED JANUARY 28, 1977 AND RECORDED FEBRUARY 4, 1977 AS DOCUMENT NUMBER 23811113, IN COOK COUNTY, ILLINOIS.