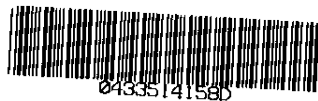


After recording return to:

Terrance R. Hyten, Esq.  
118 Cary St.  
Cary, Illinois

Mail tax bill to:

John and Nancy Hall  
1243 Baldwin Lane  
Palatine, IL 60067



Doc#: 0433514158  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 11/30/2004 01:14 PM Pg: 1 of 2

# Warranty Deed

THE GRANTOR, **VIRGINIA M. GRIMES**, a widow of the City of Palatine County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to, **JOHN E. HALL and NANCY L. HALL** not in Tenancy in Common, not in Joint Tenancy but in **TENANCY BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL ATTACHED

Permanent Real Estate Index Number): 02-12-200-021-1024

Address of Real Estate: 1243 Baldwin Lane, Palatine, IL 60067

hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in Tenancy in Common, not in Joint Tenancy, but in **TENANCY BY THE ENTIRETY** forever. SUBJECT TO: General taxes for 2004 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions and restrictions of record, if any.

Dated this 24<sup>th</sup> day of November, 2004.

*Virginia M. Grimes* (SEAL)  
**VIRGINIA M. GRIMES, a widow**

State of Illinois )  
                          ) SS  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **VIRGINIA M. GRIMES** personally known to me to be the same person whose name 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 at Palatine, Illinois, this 24<sup>th</sup> day of November, 2004.



*[Signature]*  
Notary Public

04 Dec 8 4/11

Box 45

2

# UNOFFICIAL COPY

Legal Description

Land in the CITY of PALATINE, COOK, ILLINOIS, described as follows:

**PARCEL 1:**

UNIT 404 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON A 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 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 38.0 FEET; THENCE SOUTH 123.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT(A) TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23448135; TOGETHER WITH ITS UNDIVIDED 1.272 PER CENT 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).

**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, 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 CARROLL J. GRIMES AND VIRGINIA M. GRIMES, HIS WIFE DATED FEBRUARY 21, 1977 AND RECORDED MARCH 4, 1977 AS DOCUMENT NUMBER 23839934, IN COOK COUNTY, ILLINOIS.

PIN(S): 02-12-200-021-1024

Commonly Known As: 1243 BALDWIN LANE, #404

<b>COUNTY TAX</b>	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX  NOV. 30.04 REVENUE STAMP	# 0000746295	<b>REAL ESTATE TRANSFER TAX</b> 00065.00 FP326670
	<b>STATE OF ILLINOIS</b>  NOV. 30.04 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		# 0000073492