

UNOFFICIAL COPY

1 of 3
TICOR TITLE B54697

Warranty Deed



Doc#: 0502414049
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/24/2005 07:29 AM Pg: 1 of 3

ILLINOIS

Above Space for Recorder's Use Only

TICOR TITLE INSURANCE

ALEKSANDER ^{As} SINGLE AND NEVER MARRIED ^{As}

THE GRANTOR OLEG PANFILOV, of the City of Palatine, County of Cook, State of IL for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JAKELINE S. OLIVEIRA the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description),

SUBJECT TO: General taxes; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 02-12-200-021-1002

Address(es) of Real Estate: 1243 E. Baldwin Lane, Unit 400, Palatine, IL 60074 60067

The date of this deed of conveyance is January 7, 2005.

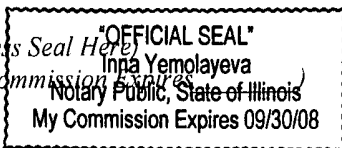
(SEAL) Oleg Panfilov ^{As}
ALEKSANDER

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Oleg Panfilov 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 January 7, 2005


Inna Yemolayeva
Notary Public

B0495

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COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 19.05


REVENUE STAMP

0000025603

REAL ESTATE TRANSFER TAX
0005850
FP326707

STATE TAX

STATE OF ILLINOIS



JAN. 19.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000025674

REAL ESTATE TRANSFER TAX
00117.00
FP 102509

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

For the premises commonly known as 1243 E. Baldwin Lane, Unit 400, Palatine, IL 60074

PARCEL 1: UNIT400 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 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, AND AS AMENDED BY DOCUMENT 0030092654 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT NUMBER 23448134, AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY TRUST NUMBER 1067400 TO EUGENE J. WULBERT DATED SEPTEMBER 3, 1976 AND RECORDED SEPTEMBER 8, 1976 AS DOCUMENT NO. 23627629 IN COOK COUNTY, ILLINOIS.

<p>This instrument was prepared by: Alexander Goldman 5301 W. Dempster, Suite 208 Skokie, IL 60077 847-966-9900</p>	<p>Send subsequent tax bills to: Jakeline S. Oliveira 1243 E. Baldwin Lane Unit 400 Palatine, IL 60067</p>	<p>Recorder-mail recorded document to: Jakeline S. Oliveira 1243 E. Baldwin Lane Unit 400 Palatine, IL 60067</p>
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