

UNOFFICIAL COPY

WARRANTY DEED

10F \$
PROPERTY OF COOK COUNTY CLERK'S OFFICE # 1015420

GRANTOR(S), **Tomasz A. Tecza**
granted to **Agnieszka Tecza** of the County of Cook, State of Illinois for and in consideration of Ten (\$10.00) and other good and valuable consideration in hand paid CONVEY(S) AND WARRANT(S) to



Doc#: 0504111224
Eugene "Gene" Moore Fee: \$20.00
Cook County Recorder of Deeds
Date: 02/10/2005 01:20 PM Pg: 1 of 3

IRINA BUDKO

the real estate described in Exhibit "A" made a part of this instrument situated in the County of Cook, State of Illinois.
Known as: 1243 Baldwin #304 Palatine, Il.
P.I.N.: 02 12 200 021 1023

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 forever subject to covenants and restrictions of record.

Dated this date: Jan 11 2005

Tomasz A. Tecza Agnieszka Tecza
Tomasz A. Tecza Agnieszka Tecza

Handwritten initials

State of Illinois
S.S.
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tomasz A. Tecza and Agnieszka 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 and 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 11 day of January, 2005

"OFFICIAL SEAL"
JOSEPH J. PUTNICK
NOTARY PUBLIC, STATE OF ILLINOIS

Joseph J. Putnick
Notary Public

This instrument prepared by Joseph J. Putnick, 161 W. Harrison St., Chicago, Illinois, 60605 (312) 212 1980


* Mail to: LARRY D. BERG
5215 Old Orchard Rd. Ste 150
Skokie, IL 60077


Send Tax Bill To: IRINA BUDKO
1243 Baldwin
Palatine, IL 60074
& Maria's Address

Handwritten initials

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 000005717	REAL ESTATE TRANSFER TAX
	FEB.-8.05		00082.50
			FP 103028

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 000005509	REAL ESTATE TRANSFER TAX
	FEB.-8.05		00165.00
			FP 103027

UNOFFICIAL COPY

LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Parcel 1

Unit 304 in San Tropai 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 No. 1067400 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 23448135, together with an undivided 1.256 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 Covenants, Conditions and Restrictions and Easements for San Tropai Planned Residential Development, made by Chicago Title and Trust Company as Trustee under Trust No. 1067400 dated March 31, 1976 and recorded April 12, 1976 as Document No. 23448134, and created by Deed from Chicago Title and Trust Company, as Trustee under Trust No. 1067400 to Phyllis M. Johnson, dated April 21, 1977 and recorded May 5, 1977 as Document Number 23913797 in Cook County, Illinois.

Permanent Index #'s: 02-12-200-021-1023 Vol. 0143

Property Address: 1243 E. Baldwin Ln., Unit 304, Palatine, Illinois 60074

Property of Cook County Clerk's Office