

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (Illinois)

RTL42480 284



TENANCY BY THE ENTIRETY

Doc#: 0517114241  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 06/20/2005 11:16 AM Pg: 1 of 2

THE GRANTORS, DIMITRY V. KROUPRIAYNOV and BRIDGET M. KROUPRIAYNOV, husband and wife, of the Village of Palatine, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO EDWIN CONDE,\* of 1343 Winslowe Drive, Palatine, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

\* AND LAURA JANET ACOSTA, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.


Subject to: Real Estate taxes for the year 2004 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 02-01-400-102-1038

Address of Real Estate: 1248 Inverrary Lane, Palatine, IL 60074

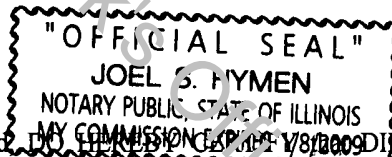
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 6 day of JUNE, 2005

 (SEAL)  
Dimitry V. Koupriaynov

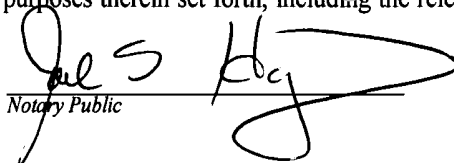
 (SEAL)  
Bridget M. Koupriaynov

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS



I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that DIMITRY V. KROUPRIAYNOV and BRIDGET M. KROUPRIAYNOV, husband and wife, 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 this 6 day of JUNE, 2005

  
Notary Public

This instrument was prepared by JOEL S. HYMEN, 750 W. Lake Cook Road, Suite 140, Buffalo Grove, IL 60089.

MAIL TO:

MARK F. PETERSON  
825 VILLAGE QTR. RD.  
WEST DUNDEE, IL 60118

SEND SUBSEQUENT TAX BILL TO:

EDWIN CONDE  
1248 INVERRARY LN.  
PALATINE, IL  
60074

**UNOFFICIAL COPY**

**HYMEN AND BLAIR, P.C. As An Agent For  
Fidelity National Title Insurance Company  
1941 Rohlwing Road Rolling Meadows, IL 60008**

**ALTA Commitment  
Schedule A1**

**File No.:** RTC42480

**Property Address:** 1248 INVERRARY LANE,  
PALATINE IL 60074

**Legal Description:**

PARCEL I: UNIT "B" IN BUILDING 9 IN INVERRARY WEST PHASE II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE PLATS OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A UNITED STATES CORPORATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 11, 1983 AND KNOWN AS TRUST NUMBER 57558, RECORDED OCTOBER 25, 1983 AS DOCUMENT NUMBER 26834625, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL II: EASEMENT FOR THE BENEFIT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY A DECLARATION OF EASEMENT RECORDED AS DOCUMENT NUMBER 24746034, AS AMENDED BY DOCUMENT NUMBER 25880238, AND AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

PARCEL III: EASEMENTS APPURTENANTS TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENT DATED OCTOBER 20, 1983 AND RECORDED OCTOBER 25, 1983 AS DOCUMENT 26834626 AND AS MAY BE AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

**Permanent Index No.:** 02-01-400-102-1038

