

# UNOFFICIAL COPY



05207081730

## Warranty Deed

ILLINOIS

Doc#: 0520708173  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/26/2005 01:49 PM Pg: 1 of 3

TICOR TITLE

TICOR TITLE

569552

Above Space for Recorder's Use Only

3

\* UNMARRIED

THE GRANTOR(s) Karen Winnermark also known as Karen L. Gembala of the Village of Palatine, County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Coreen Mogavero , 812 S. Spring St. , Roselle , Illinois the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2004 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 02 12-200-021-1003

Address(es) of Real Estate: 1243 Baldwin Lane Unit 500, Palatine, Illinois, 60007

The date of this deed of conveyance is July 18, 2005.

\_\_\_\_\_  
(SEAL) Karen Winnermark

\_\_\_\_\_  
(SEAL) Karen L. Gembala

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Karen Winnermark also known as Karen L. Gembala personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 July 18, 2005

\_\_\_\_\_  
Notary Public

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LEGAL DESCRIPTION


For the premises commonly known as 1243 Baldwin Lane Unit 500, Palatine, Illinois, 60007

see attached legal and pin

Property of Cook County Clerk's Office

STATE OF ILLINOIS

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STATE TAX  JUL. 26. 05

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COOK COUNTY

# 0000020145

<b>REAL ESTATE TRANSFER TAX</b>
00133.00
FP351009

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

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COUNTY TAX  JUL. 26. 05

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REVENUE STAMP

# 0000021161

<b>REAL ESTATE TRANSFER TAX</b>
00066.50
FP351021

This instrument was prepared by:  
Mark Edison  
  
350 N. Fairfield  
Lombard, IL, 60148

Send subsequent tax bills to:  
Coreen Mogawero  
1243 Baldwin Lane Unit 500  
Palatine, Illinois, 60007

Recorder-mail record document to:  
  
DEAN G. GALANOPOULOS  
340 W. BUTTERFIELD ROAD, #1A  
ELMHURST, IL 60126-5068  
  
*05-804*

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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000569552 OC

**STREET ADDRESS:** 1243 BALDWIN

UNIT 500

**CITY:** PALATINE

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 02-12-200-021-1003

### LEGAL DESCRIPTION:

UNIT 500 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 THE 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 THE COMMON ELEMENTS.