



Doc#: 0605442142 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/23/2008 02:37 PM Pg: 1 of 4

This instrument prepared by:

David Katz

Law Offices of David Katz, Ltd.  
3175 Commercial Ave  
Suite 100  
Northbrook, Illinois 60062  
(312) 205-1200

ABOVE SPACE FOR RECORDERS USED ONLY

SPECIAL WARRANTY DEED  
INDIVIDUAL

This indenture made this 31 day of JANUARY, 2006.

WITNESSETH, that Runaway Bay at Palatine, Inc., an Illinois corporation duly authorized to transact business in the State of Illinois, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by, MAXIM GREBENSCHIKOV, Grantee, does CONVEY and WARRANT to the Grantee, and to the heirs and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known as and legally described in Exhibit A attached hereto and made a part thereof (the "Unit").

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the revision and revisions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, the heirs and assigns forever.

The tenant of the Unit, if any, either waived or failed to exercise the right of first refusal or option or had no right of first refusal or option with respect to the Unit.

The Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, the heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby grant are, or maybe, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, IT WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes and installments of special assessments not yet due and payable;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration of Condominium Ownership for Runaway Bay at Palatine Condominium, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;

1003  
ST 5317.3921  
Ota

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# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
FEB. 13.06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

6346100000 #

REAL ESTATE TRANSFER TAX
00172.00
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
FEB. 13.06  
COMMUNITY TAX  
REVENUE STAMP

# 0000019554

REAL ESTATE TRANSFER TAX
00086.00
FP 103034

# UNOFFICIAL COPY

- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) applicable zoning and building laws and ordinances;
- (i) and encroachments, if any; and
- (j) acts done or suffered by Grantee.

Permanent Index Number: 02-12-206-039 and 02-12-211-002

IN WITNESS WHEREOF, said Grantor has caused its name to be sent to these presents by its \_\_\_\_\_ President on the day and year first above written.

Runaway Bay at Palatine, Inc., an Illinois corporation

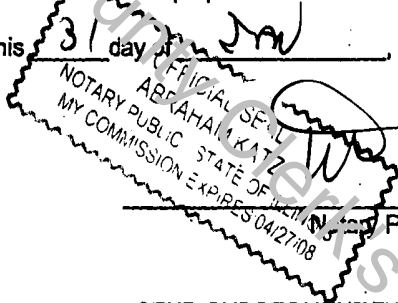
By: David Katz

Its: \_\_\_\_\_ President

State of Illinois )  
 ) SS  
 County of Cook )

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DAVID KATZ the \_\_\_\_\_ President of Runaway Bay at Palatine, Inc., an Illinois corporation, (the "Corporation") personally known to be to be the same person whose name is subscribed to the foregoing instrument as such \_\_\_\_\_ President, appeared before me this day and person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Corporation, for the \_\_\_\_\_ and purposes therein set forth.

GIVEN under my hand this Notarial seal this 31 day of JAN, 2006.



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

MAIL TO:

SIMON Pilelstein  
939 W GRACE  
CHICAGO IL 60613

SEND SUBSEQUENT TAX BILLS TO:

MAXIM GREENSCHIKOV  
 (Name)  
C/O SIMON Pilelstein  
 (Address)  
939 W GRACE  
CHICAGO IL 60613  
 (City/state, zip code)

# UNOFFICIAL COPY

## Attachment A

UNIT T-1004 IN RUNAWAY BAY AT PALATINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST ONE-FOURTH OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 12, WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 1041.6 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1029.78 FEET TO A POINT ON SAID NORTH LINE THAT IS 296.79 FEET WESTERLY OF (MEASURED ALONG SAID NORTH LINE) THE EAST LINE OF SAID NORTHEAST 1/4, BEING ALSO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILKE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 591.98 FEET TO A POINT ON A LINE THAT IS 727 FEET NORTHERLY OF (MEASURED ALONG THE EASTERLY LINE THEREOF) IN PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 282.95 FEET WESTERLY OF (MEASURED ALONG SAID PARALLEL LINE) THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 357.45 FEET; THENCE SOUTH WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES AND 35 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 122 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF TWENTY-FOUR DEGREES 30 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 605.45 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 12; THENCE NORTH WESTERLY ALONG SAID NORTH EASTERLY RIGHT-OF-WAY LINE, THE DISTANCE OF 312.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0527610080 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT, OR IS THE PURCHASER THEREOF.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION, IN GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION THE SAME AS THOUGH THE PROVISIONS OF THE DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

P.I.N. 02-12-206-039 and 02-12-211-002

Address of real estate: 1004 Bayside Drive, Palatine, Illinois 60074