

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0610955104 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/19/2006 01:51 PM Pg: 1 of 2

THE GRANTOR, that **KARINA LIPNICKAS, F/K/A KARINA DADASHYAN, MARRIED TO EGIDIJUS LIPNICKAS** of the city of PALATINE, County of COOK, State of ILLINOIS, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

**YEVGENIY SHENKMAN
AND MARIA GASHUNINA**

of City of PALATINE, State of Illinois, not as Tenants in Common, but as ~~JOINT TENANTS~~ *-by-the-Entirety* the following described Real state situated in the County of COOK in the State of Illinois:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

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 not as Tenants in Common, ~~but~~ *NOT* as JOINT TENANTS, forever.

SUCCESS TITLE SERVICES, INC
400 Skokie Blvd. Ste. 380
Northbrook, IL 60062

Permanent Index Number(s): 02-12-200-021-1045
Address of the Real Estate: 1243 BALDWIN LANE, UNIT 108, PALATINE, ILLINOIS

** NOT A HOMESTEAD PROPERTY of EGIDIJUS Lipnickas*

DATED this 5 day of MARCH, 2006

Karina Lipnickas
KARINA LIPNICKAS

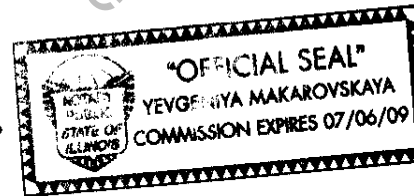
Karina Dadashyan
KARINA DADASHYAN

STATE OF ILLINOIS }
 }SS.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **KARINA LIPNICKAS, F/K/A KARINA DADASHYAN, MARRIED TO EGIDIJUS LIPNICKAS** personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ~~they~~ *she* signed, sealed and delivered this said instrument as their ~~free~~ *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 March, 2006

Yevgeniya Makarovskaya
NOTARY PUBLIC



This instrument prepared by: Gene Galperin, 555 Skokie Blvd, Suite 500, Northbrook, Illinois 60062.

AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO: S. Aaron Tenenbaum
5920 Dempster, Morton Grove, IL 60053

Send subsequent tax bills to: Yevgeniy Shenkman
1243 Baldwin Ln., Unit 108, Palatine, IL
60074

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Yelena R. Shvartsman
 As an Agent for Ticor Title Insurance Company
 400 Skokie Blvd.# 380 Northbrook, Illinois 60062

Commitment Number: STS06_00181

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 108 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 23448135, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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, AS TRUSTEE UNDER 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, AS TRUSTEE UNDER TRUST NUMBER 1067400, TO JOSEPH E. TURLEY AND VIRGINIA E. TURLEY, HIS WIFE, DATED JULY 22, 1977 AND RECORDED AUGUST 3, 1977 AS DOCUMENT 24041775, IN COOK COUNTY, ILLINOIS

PIN: 02-12-200-021-1045

