

# UNOFFICIAL COPY



Doc#: 0621902309 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/07/2006 01:40 PM Pg: 1 of 4

This instrument prepared by:

David Katz

Law Offices of David Katz, Ltd.  
3175 Commercial Avenue,  
Suite 100  
Northbrook, Illinois 60062  
(847) 205-1200

575073210

1 of 2

ABOVE SPACE FOR RECORDERS USED ONLY

BOX 333-111

## SPECIAL WARRANTY DEED JOINT TENANTS

3

This indenture made this 9 day of Dec., 2005.

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 Paul Breytman and Anna Breytman

Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY and WARRANT to the Grantees, not as tenants in common, but as JOINT TENANTS, their 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 Grantees, their 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 Grantees, 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;

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STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

AUG.-3.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000028094

REAL ESTATE TRANSFER TAX
0013150
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP

AUG.-3.06

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP

# 0000028200

REAL ESTATE TRANSFER TAX
0006575
FP 103034

Property of Cook County Clerk's Office

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- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (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 Real Estate Index Number(s): 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

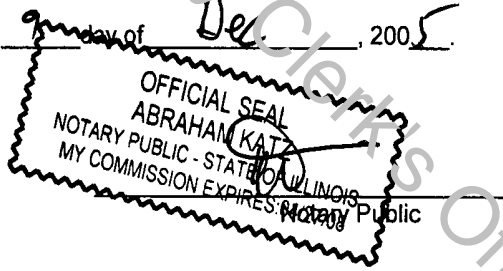
By: \_\_\_\_\_

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 uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this \_\_\_\_\_ day of Dec., 2005.



MAIL TO:

Paul & Anna Breytman  
1833 MONROE AVE "A"  
GLENVIEW, IL 60025

SEND SUBSEQUENT TAX BILLS TO:

Paul Breytman  
 (Name)  
1833 A MONROE AVE  
 (Address)  
Glenview IL 60025  
 (City, state, zip code)

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5073810 VNC  
 STREET ADDRESS: 2000 BAYSIDE DRIVE, UNIT 2-2205  
 CITY: PALATINE COUNTY: COOK  
 TAX NUMBER: 02-12-206-039-0000

**LEGAL DESCRIPTION:**

UNIT 2-2205 IN RUNAWAY BAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 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 WILKIE 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 EAST LINE THEREOF) AND 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 SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES 55 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 24 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 NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A 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 NUMBER 0527610080, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.