

UNOFFICIAL COPY

Prepared by: Marc A. Cervantes
111 W. Washington, Suite 1201
Chicago, Illinois 60602
Return to: Matthew Meliker
1701 Golf Rd, Tower 3, 7th Flr
Rolling Meadows, IL 60008
Future Taxes to Grantee's Address (X)
OR to:



Doc#: 0903605012 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/05/2009 09:41 AM Pg: 1 of 2

**WARRANTY DEED
(Individual to Individual)**

The Grantor(s) Ryan Vasey, A Single man
w. Rubinc over city in for

(The above space for Recorder's use only)

1st 2nd App. 3/20/09
of the City of Palatine, County of Cook State of Illinois
for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey(s)
and warrants to Brian J. Balkan, a single person

whose address is 1308 S. Elmhurst Road, #321 of the City of Mount Prospect,
County of Cook State of Illinois all interest in the following described
real estate situated in the County of Cook, in the State of Illinois to wit:
See attached legal description

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 02-12-100-127-1044

Property Address: 1265 N. Winslow Drive, #104, Palatine, IL 60074

Dated this _____ day of January, 2009

STATE OF Illinois)

COUNTY OF Cook) ss

Ryan Vasey

Ryan Vasey

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that Ryan Vasey

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day
in person, and acknowledged that he signed, sealed and delivered the said instruments as his 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 Notarial Seal this 6 day of January, 2009

AFFIX TRANSFER TAX STAMP OR
"Exempt under provisions of Paragraph _____"
Section 4, Real Estate Transfer Tax Act.

Date

Buyer, Seller or Representative



Elaine T. Nelson

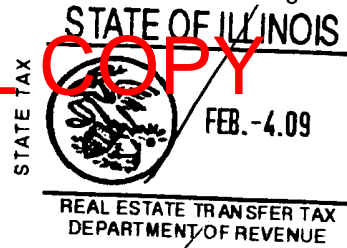
Notary Public, State of Illinois
My commission expires: 2-18-2011

ELAINE T. NELSON
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
February 18, 2011
Notary Public Professionals Company, 800-655-2021

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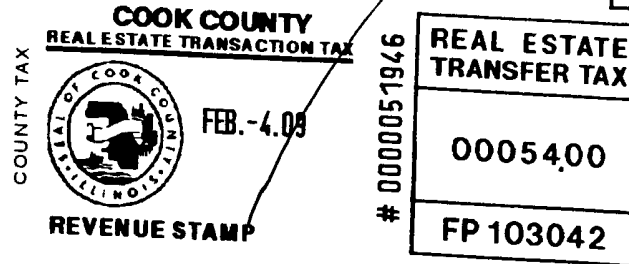
Address Given: 1265 N Winslowe Drive Unit 104,
Palatine IL 60074-8520

Property TAX No : 02-12-100-127-1044



REAL ESTATE TRANSFER TAX
00108.00
FP 103037

Legal Description:
PARCEL 1:



REAL ESTATE TRANSFER TAX
00054.00
FP 103042

UNIT 1265-104 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BEACON COVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97124193, IN THE CLOVER RIDGE P.U.D. A PART OF PHASE 3 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, OVER A STRIP OF LAND 80.0 FEET IN WIDTH IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP BEING 40.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE MOST NORTHERLY CORNER (DESIGNATED AS THE "POINT OF BEGINNING" IN THE HEREINAFTER NAMED DOCUMENT) OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER LR2507393 FILED JUNE 15, 1970 IN REGISTERS OFFICE OF COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY 50.00 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE CENTER LINE OF RAND ROAD, AS ESTABLISHED ON JANUARY 8, 1925 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTER LINE; THENCE CONTINUING SOUTHWESTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO A POINT OF A CURVE; THENCE SOUTHWESTERLY 361.28 FEET ALONG THE POINT OF CURVE; THENCE SOUTHWESTERLY 361.28 FEET ALONG THE ARC OF A CIRCLE 230.00 FEET RADIUS, CONVEX TO THE SOUTH TO ITS POINT OF TANGENCY WITH A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF RAND ROAD THROUGH A POINT 593.504 FEET (MEASURED ALONG SAID CENTER LINE OF RAND ROAD) NORTHWESTERLY OF THE HEREIN ABOVE DESCRIBED PLACE OF COMMENCEMENT; THENCE NORTHEASTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO THE TERMINAL POINT OF THE HEREIN DESCRIBED CENTER LINE. SAID TERMINUS BEING ON A LINE DRAWN 50.00 (MEASURED PERPENDICULARLY) SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTER LINE OF RAND ROAD, IN COOK COUNTY, ILLINOIS, AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 14, 1972 FILED DECEMBER 14, 1972 AS DOCUMENT NUMBER LR2666783, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" AS DESCRIBED AS FOLLOWS: THAT PART OF OUTLOT "A" IN CLOVER RIDGE P.U.D., AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT "A" THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A" 156.00 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS WEST, 86.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF LOTS 4 AND 5 IN SAID CLOVER RIDGE P.U.D., 51.80 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST, 86.00 FEET TO THE EAST LINE OF SAID OUTLOT "A" THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", 51.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.