

# UNOFFICIAL COPY



Doc#: 0924655060 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/03/2009 03:09 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

1/2  
7700R 64442  
(Bank to Individual)  
(Illinois)

THIS AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 2009, between **INDYMAC BANK,**

**F.S.B.**, created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and

**NATALIA BAKALOV AND ELENA BAKALOV**, of 1149 Miller Lane, Buffalo Grove, IL 60089,

*\* not as tenants in common but as joint tenants*  
(Address of Grantee)

party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said Bank, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to Their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK** and State of Illinois known and described as follows, to wit: *\* not as tenants in common but as joint tenants*

PLEASE SEE ATTACHED LEGAL DESCRIPTION.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 party of the second part, Their heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, Their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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 as to matters of title.

Permanent Real Estate Numbers: **02-12-200-021-1012**

Address of the Real Estate: **1243 EAST BALDWIN LANE, UNIT 302, PALATINE, IL 60074**

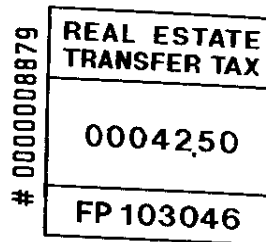
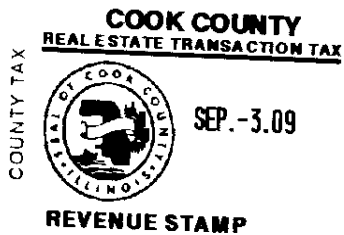
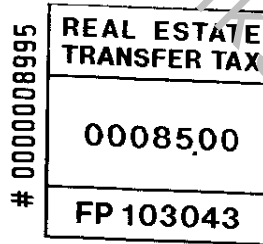
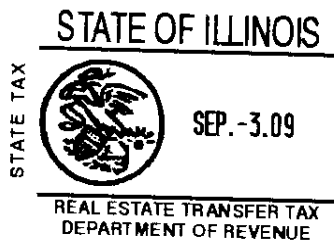
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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

INDYMAC BANK, F.S.B.

By \_\_\_\_\_  
Director **Terr Hunter**  
Vice President  
HLS-REO

This instrument was prepared by Boiko & Osimani, P.C., Attorneys at Law, 3447 N. Lincoln Ave., Chicago, Illinois 60657.



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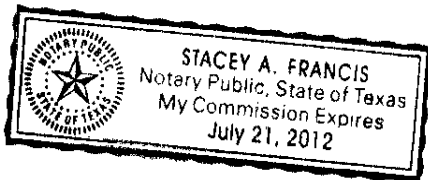
MAIL TO: (092239)  
Hymon & Blair PC  
1411 McHenry Rd, Ste 125  
Buffalo Grove, IL 60089

SEND SUBSEQUENT TAX BILLS TO:  
Elena Bakalov  
1243 Baldwin, Unit 302  
Palatine, IL 60074

STATE OF TEXAS )  
 ) ss.  
COUNTY OF WILLIAMSON )

I, Stacey Francis, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Tern Hunter, personally known to me to be the Director of **INDYMAC BANK, F.S.B.**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Director, signed and delivered the said instrument and caused the corporate seal of said Bank to be affixed thereto, pursuant to authority, given by the Board of Directors of said Bank as their free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

Given under my hand and official seal this 12 day of August, 2009.



Stacey Francis  
Notary Public  
Commission Expires 7-21-2012

WILLIAMSON COUNTY CLERK'S OFFICE

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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000644412 CH  
**STREET ADDRESS:** 1243 E. BALDWIN LN. UNIT 302  
**CITY:** PALATINE **COUNTY:** COOK COUNTY  
**TAX NUMBER:** 02-12-200-021-1012

**LEGAL DESCRIPTION:**

UNIT 302 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, MEASURED AS 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 TO A POINT FOR A PLACE OF BEGINNING OF THE PARCEL OF THE 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 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 NO. 1057400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23448135, TOGETHER WITH AN UNDIVIDED 1.557 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).