

UNOFFICIAL COPY

WARRANTY DEED

THIS AGREEMENT, made this July 15, 2010, by and between **Gisela H. Kaetzel**, a single woman of the City of Palatine, State of Illinois, "GRANTOR," and **Emily C. Tkaczyk**, a single woman of the Town of Hawthorne Woods, State of Illinois, "GRANTEE," WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's 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:



Doc#: 1020933027 Fee: \$62.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 07/28/2010 09:16 AM Pg: 1 of 3

FIRST AMERICAN TITLE
 GRANTOR: 20051362

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED
 HERETO AND MADE A PART HEREOF

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 Grantor, either in law or equity, of, in and to the above described premises, HEREBY RELEASING ALL RIGHTS OF HOMESTEAD with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's 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 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 those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents on the day and year first above written.

GISELA H. KAETZEL

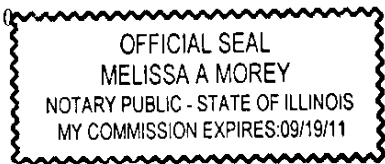
Gisela H. Kaetzel

STATE OF ILLINOIS)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that **Gisela H. Kaetzel** is personally known to me, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 15 day of July, 2010

Melissa A. Morey
 Notary Public



This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1403, Chicago, IL 60604

After recording, return to: Jack Murrh, 622 N. Nava, Chicago IL 60631
 Send Subsequent Tax Bills to: Emily Tkaczyk, 143 E. Baldwin, #209, Palatine, IL 60074

SPS
 3/3
 SCY
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Property of Cook County Office

STATE OF ILLINOIS
 JUL. 21. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE
 TRANSFER TAX
 00083000
 FP 103027
 # 960800000

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUL. 21. 10
 COUNTY TAX
 REVENUE STAMP

REAL ESTATE
 TRANSFER TAX
 00041500
 FP 103023
 # 00008704

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EXHIBIT "A" LEGAL DESCRIPTION

Commonly known as: 1243 E. Baldwin Lane #209 Palatine, IL 60047

Permanent Index No.: 02-12-200-021-1052

PARCEL 1: UNIT 209 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, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ 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 ¼ OF THE NORTHEAST ¼, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼, 282.96 FEET; (THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ 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 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 SOUTH 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 THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS 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 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 Trust number 1067400 to Earl J. Hailman and Elizabeth N. Hallman, his wife recorded April 28, 1977 as Document 23905430, in Cook County, Illinois.

THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY LINES AND EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENT FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF YEAR 2009 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.