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Doc#: 1113950044 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/19/2011 12:20 PM Pg: 1 of 3

Title: _____

(The Above Space for Recorder's Use Only)

WARRANTY DEED

Deed in Lieu of Foreclosure

This Deed is made on this day of April 18, 2011, between the Grantor, Marina Mikhalets-Fabinder, an unmarried individual, of 301 N. Riverwalk Drive, Apt. 401, Buffalo Grove, IL 60089 and the Grantee, ALMA Financial, a limited liability company, of PO Box 0293, Wheeling, Illinois 60090.

For valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby deeds to the Grantee in lieu of foreclosure, the following described real property:

Property Address: 1243 E. Baldwin Lane, Unit 604, Palatine, Illinois 60074.

Legal Description:
See Attached

Pin # 02-12-200-021-1026

This deed is an absolute conveyance, the Grantor having sold the above described real property to the Grantee for good and valuable consideration, such consideration being the full satisfaction of all obligations secured by the deed of trust heretofore executed by the Grantor. The Grantor declares that this conveyance is freely and fairly made and that there are no agreements, written or oral, other than this deed between the Grantor and Grantee with respect to the real property described above.

EXECUTED this 18 day of April, 2011.

Grantor Name: Marina Mikhalets-Fasbinder

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Grantor Signature: [Handwritten Signature]

STATE OF IL

COUNTY OF Lake

On this day, personally appeared before me, April 18, 2011, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this day of April 18, 2011.

Notary's Public Signature: Margarita Kaminsky

My commission expires 02.11.2014



Property of Cook County Clerk's Office

LAWYER'S OFFICE

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LEGAL DESCRIPTION:**PARCEL 1:**

UNIT 604 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY OF THE SOUTH 780.0 FEET AS MEASURED AT RIGHT ANGLES TO 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 OF BEGINNING OF PARCEL OF LAND HEREIN 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 EAST 58.0 FEET; THENCE SOUTH 123.0 FEET OF THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 20, 1976 AND KNOWN AS TRUST NUMBER 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23448135, TOGETHER WITH AN UNDIVIDED PERCENTAGE 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), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT NUMBER 23448134, FOR INGRESS, AND EGRESS AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400 TO PAUL GUTTMAN DATED APRIL 6, 1977 AND RECORDED APRIL 11, 1977 AS DOCUMENT 23380270 IN COOK COUNTY, ILLINOIS.