

UNOFFICIAL COPY

After recording return to:

Richard A. Magnone 8501 W. Higgins Road, Suite 440 Chicago, IL 60604

Mail tax bill to:

Geraldine Kelly 111 Baybrook Drive, Unit 204D Palatine, IL 60074

> - 0424 GMT Warranty Deed

THE GRANTOR, **BETTY HOYER**, a widow and not since remarried, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration in hand naid, **CONVEYS AND WARRANTS** unto **GERALDINE** (FLY, a widow and not since remarried, of the Village of Chamel Chillinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 1115449065 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/03/2011 03:14 PM Pg: 1 of 3

Above Space for Recorder's Use Only

LEGAL DESCRIPTION ATTACHED

PIN: 02-24-104-048-1018

County of Cook

Commonly known as: 111 Baybrook Drive Unit 204D, Palatine, Illinois 60074

hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises foreve. SUBJECT TO: General taxes for 2010 and subsequent years; building setback lines; easements for public utilities, terms, covenants, conditions and restrictions of record, if any.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARIANNE DARDIS** 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 acknowledged that he signed, sealed and delivered the said instrument 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 official seal, this day of 1740 2011.

OFFICIAL SEAL

KYLE KRZEWINA

Notary Public - State of Illinois

My Commission Expires Nov 22, 2014

Notary Public

THIS INSTRUMENT PREPARED BY: BRUCE G. THILL, 117 W. SLADE ST., SUITE 201, PALATINE, IL 60067

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 204-D, AS DELINEATED UPON THE PLAT OF SURVEY (HEREINAFTER REFERRED TO AS THE 'PLAT') OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY ('PARCEL'): THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4, SAID POINT BEING SOUTH 00 DEGREES 60 MINUTES 00 SECONDS WEST, AS MEASURED ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 667.47 FEET FROM THE NO C'H QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTAWEST 1/4) A DISTANCE OF 169.83 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND BEING HEREIN DESCRIBED: THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 139.80 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 139.80 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 73.34 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 60 SECONDS WEST 139.80 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 139.80 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 73.34 FEET: THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 84.52 FEET: THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 27.67 FEET: THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS LAST 38.33 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST 27.07 JEST; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 16.95 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 139.80 FEE 2 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 73.34 FEET TO 7 HE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHI! AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BAYBROOK ! ARK APARTMENT HOMES BUILDING 'D' CONDOMINIUM (HEREINAFTER REFERRED TO AS THE 'DECLARATION') MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY BUT, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 20, 1971 AND KNOWN AS TRUST NUMBER 42956 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON SEPTEMBER 14, 1973 AS DOCUMENT NO. 22479186, AND AMENDED AND RESTATED BY DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 11, 2009 AS DOCUMENT 0934534018, TOGETHER WITH ITS PERCENT INTEREST IN THE COMMON ELEMENTS, APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS DATED OCTOBER 20, 1972 AND RECORDED NOVEMBER 9, 1972 AS DOCUMENT NO. 22115026 AND AMENDED BY DECLARATION RECORDED SEPTEMBER 14, 1973 AS DOCUMENT NO. 22479182 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

02-24-104-048-1018

