

# UNOFFICIAL COPY

646271 1 of 1  
**WARRANTY DEED**



Doc#: 1224333140 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/30/2012 02:14 PM Pg: 1 of 3

THIS AGREEMENT, made this August 15th, 2012, by and between **Cheryle Beltran**, a married woman (subject Property is not Homestead Property) and **& Crisanto Beltran**, a married man (subject Property is not Homestead Property) of the City of Roseville, State of California, "GRANTOR," and **Galyna Trinchuk**, a single woman, of the City of Chicago, 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:

**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 his name to be signed to these presents on the day and year first above written.

CHERYLE BELTRAN

*Cheryle Beltran*

STEWART TITLE COMPANY  
2055 West Army Trail Road, Suite 110  
Addison, IL 60101  
630-833-4000

CRISANTO BELTRAN

*Crisanto Beltran*

SEARCHED  
SERIALIZED  
INDEXED  
FILED

STATE OF CALIFORNIA )  
COUNTY OF PLACER )

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that **Cheryle Beltran & Crisanto Beltran** are personally known to me, and whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

*See attached*

Notary Public

This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1430, Chicago, IL 60604

After recording, return to:  
Send Subsequent Tax Bills to: *Galyna Trinchuk 9401 Bay Colony Dr. Unit 1W Des Plaines IL 60016*

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax. 09-15-101-024-1044  
*L. Gandy 8/15/12*  
City of Des Plaines

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EXHIBIT "A"  
LEGAL DESCRIPTION

**UNIT 488 IN BAY COLONY CONDOMINIUM DEVELOPMENT NUMBER 2, AS DELINEATED ON SURVEY OF THAT PART OF LOT 1 IN LOUIS MEINSHAUSEN'S SUBDIVISION OF PART OF LOTS IN LOUIS MEINSHAUSEN'S SUBDIVISION OF PART OF FREDERICH MEINSCHAUSEN'S DIVISION OF LANDS IN SECTIONS 15 AND 16, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY COMPANY, AS TRUSTEE UNDER TRUST NUMBER 61500 REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 2783627 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING 7 ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.**

Commonly known as:

9401 Bay Colony Drive, Unit #1W  
Des Plaines, IL 60016

Permanent Index No.: 09-15-101-024-1044

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 YEAR 2012 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

<b>REAL ESTATE TRANSFER</b>		08/20/2012
	<b>COOK</b>	\$28.00
	<b>ILLINOIS:</b>	\$56.00
	<b>TOTAL:</b>	\$84.00
09-15-101-024-1044   20120801603301   87QSN2		

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Placer

On August 11, 2012 before me, Heather Christensen - Notary Public

Here Insert Name and Title of the Officer

personally appeared Cheryle Beltran and Crisanto

Name(s) of Signer(s)

Beltran

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Heather Christensen

Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

#### Description of Attached Document

Title or Type of Document: Short Sale Documents

Document Date: August 11, 2012

Number of Pages: 9

Signer(s) Other Than Named Above: none

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: Cheryle Beltran

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here



Signer Is Representing: Self

Signer's Name: Crisanto Beltran

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here



Signer Is Representing: Self