



Doc#: 1310033066 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2013 09:45 AM Pg: 1 of 3

REC WSA 778447 (1 of 1)

SPECIAL WARRANTY DEED
(Corporation to Individual)

THE GRANTOR

BMO Harris Bank N.A.

a corporation 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, for and in consideration of the sum of Ten Dollars & 00/100, (\$10.00) Dollars, and other good and valuable considerations, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Olga Lesnikova, 1243 East Baldwin Lane, Unit 214, Palatine, IL 60074 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and not other.

Permanent Real Estate Index Number(s): 02-12-200-021-1075

Address(es) of Real Estate: 1243 East Baldwin Lane, Unit 214, Palatine, IL 60074

Dated this 14 day of March, 2013.

BMO Harris Bank N.A.,

By: [Signature]
Kimberly A. Dunn, Vice President

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INTRV

BOX 334 CT

UNOFFICIAL COPY

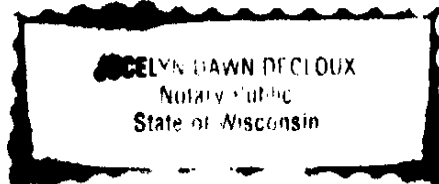
State of Wisconsin, County of Waukesha, ss.

I, the undersigned, a Notary Public in and for the County and State of aforesaid, DO HEREBY CERTIFY that Kimberly H. Deane personally known to me to be the Vice President of the corporation, 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 Vice President signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of March, 2013

Commission expires June 23, 2017

Jocelyn Dawn DeCloux
Notary Public



This instrument was prepared by: Ehrenberg & Egan, LLC
321 North Clark Street, Suite 1430
Chicago, IL 60654



MAIL TO:
Olga Lesnikova

SEND SUBSEQUENT TAX BILLS TO:
Olga Lesnikova

1243 East Baldwin Lane, Unit 214, Palatine, IL 60074

1243 East Baldwin Lane, Unit 214, Palatine, IL 60074

OR RECORDERS OFFICE BOX NO. _____

REAL ESTATE TRANSFER	03/26/2013
 	COOK \$23.25
	ILLINOIS: \$46.50
	TOTAL: \$69.75

02-12-200-021-1075 | 20130301605475 | 550GPH

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STREET ADDRESS: 1243 EAST BALWIN LANE #214

CITY: PALATINE

COUNTY: COOK

TAX NUMBER: 02-12-200-021-1075

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 214 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 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 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 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 23448135, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

<ESMT 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 23448134, AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY TRUST NUMBER 1067400 TO MARY PROHASKA, DATED NOVEMBER 30, 1977 AND RECORDED DECEMBER 12, 1977 AS DOCUMENT 24232224, IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATION:

PROPERTY COMMONLY KNOWN AS 1243 E. BALDWIN LANE, UNIT 214, PALATINE, IL.