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WARRANTY DEED

Individual to Individual
Illinois Statutory

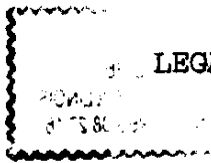
Mail To:
Christine Rogan Sheen
PO Box 7007
Algonquin IL 60102



Doc#: 1314933078 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/29/2013 10:53 AM Pg: 1 of 3

Mail Tax Bill To:
Jose Juan Garcia
1243 E. Baldwin Lane
#301
Palatine IL 60074

THE GRANTOR, RITA KAUFMAN, A Widow, of the City/Village of Palatine and the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to JOSE JUAN GARCIA, Unmarried, GRANTEE of 14A East Dundee Qtr, #307, of the City/Village of Palatine, State of Illinois, the following described real estate situated in the County of Cook and the State of Illinois, to wit:



LEGAL DESCRIPTION ATTACHED HERETO

P.N.T.N.

Permanent Property Index No. 02-12-200-021-1006

Property Address: 1243 E. Baldwin Lane #301, Palatine IL 60074

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Dated this 18 day of April, 2013.

Rita Kaufman

Rita Kaufman

REAL ESTATE TRANSFER 04/29/2013

		COOK	\$30.00
		ILLINOIS:	\$60.00
		TOTAL:	\$90.00

02-12-200-021-1006 | 20130401607093 | BL3VCH

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State of Illinois)
County of Lake) SS

I, the undersigned, a notary in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RITA KAUFMAN, A Widow, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 notarial seal, this 18th day of April, 2013.

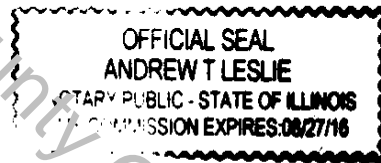
[Signature]
Notary Public

SEAL

My Commission Expires. 08/27/16

THIS INSTRUMENT PREPARED BY:

Ken Ruud
Ruud & Leslie
Attorneys At Law
1303 South 3rd Street
St. Charles IL 60174
773/495-1396



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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PARCEL 1: UNIT 301 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
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 POINT 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 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).

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, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER 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 JOHN W. ETCHINGHAM AND VIOLA ETCHINGHAM, HIS WIFE DATED SEPTEMBER 3, 1976 AND RECORDED SEPTEMBER 7, 1976 AS DOCUMENT NO. 23625540, IN COOK COUNTY, ILLINOIS.