UNOFFICIAL CO

1427315017 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/30/2014 09:07 AM Pg: 1 of 3

WARRANTY DEED

MAIL TO: Dmitriy Meleshko 425 Huehl, Ste. 4B Northbrook, Illinois 60062

NAME & ADDRESS OF TAXPAYER: Pavlo Lan Tuta 1243 E. Badwin Lane, Unit 509 Palatine, Illinois 60074

GRANTOR(S), Margaret S. Katsulis, Independent Executor of the Estate of Lenore D. Spickler, Deceased, of Palatine ir, the County of Cook, in the State of Illinois, for and in consideration of Ninety Five Thousand and 00/100 Dollars (\$95,000.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Pavlo LanTsuta, of 3049 N. Nashville Avenue, Chicago, in the County of Cook, in the State of Illinois, the following described & AMAKRIED MAN real estate:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No: 02-12-200-021-1055

Property Address: 1243 E. Baldwin Lane, Unit 509, Palatine, Illinois 60074

SUBJECT TO: (1) General real estate taxes for the year 2014 and subsequent years. (2) Covenants, conditions and restrictions of record. GRANTOR(S) hereby release and wa've all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 15¹² day of September, 2014.

Margaret S. Katsulis, Independent Executor

WARRANTY DEED - Page 1

COOK COUNTY TRANSACTION TAX COUNTY TAX

SEP.23.14

REVENUE STAMP

REAL ESTATE 0000021056 TRANSFER TAX

0004750

FP 103042

STATE OF ILLINUS



STATE

SEP.24,14

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

KEAL ESTATE TRANSFER TAX 0009500

FP 103037

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STATE OF I NOW) SS COUNTY OF COOK)		
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Margaret S. Katsulis, Independent Executor of the Estate of Lenore D. Spickler, Deceased, 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 homes.		
Given under my hand and notary seal, this 15th day		DAWN MANLEY OFFICIAL SEAL Notary Public. State of Illinois My Commission Expires October 09, 2016
Notary Public Notary Public	My commission expires:	10-9-16
COUNTY - ILLINOIS TRANSFER STAMPS Exempt Under Provision of Paragraph Section 4, Real Estate Transfer Act Date:	Prepared By: Steven G Evans 1627 Colonial Park Palatine, Illinois 60	way 1067
Signature:	C/O	
	1627 Colonial Park Palatine, Illinois 60	
		CO

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Address Given:

1243 E Baldwin Lane, Unit 509

Palatine, IL 60074

Property Tax No(s).: 02-12-200-021-1055

Legal Description:

PARCEL 1:

UNIT 509 IN SAN TROPAI 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 O 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 HEREIN DESCRIBED; THENCE WEST 7.0 FEET; THENCE NORTH 88.0 FEET, FAENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE EAST 77.0 FEET; THENCE SOUTH 123.7 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 1057400 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 PROPER IT 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 (*ARCEL 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 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 Opposition of the second COMPANY UNDER TRUST NUMBER 1067500 TO LENORE D. SPICKLER.

AFF-1402177 Page 1 of 1 Legal Description