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Doc#: 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 LanTsuta
1243 E. Baldwin Lane, Unit 509
Palatine, Illinois 60074

GRANTOR(S), Margaret S. Katsulis, Independent Executor of the Estate of Lenore D. Spickler, Deceased, of Palatine in 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 real estate:

• Case # 2013 PC 554

* A MARRIED MAN

SEE ATTACHED LEGAL DESCRIPTION

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

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

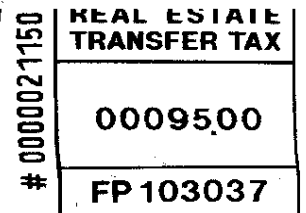
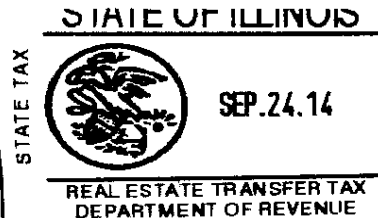
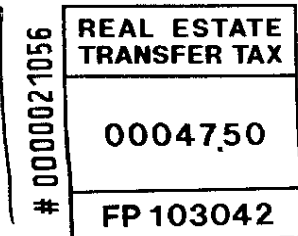
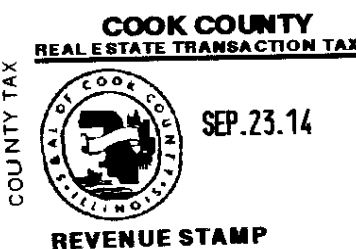
SUBJECT TO: (1) General real estate taxes for the year 2014 and subsequent years. (2) Covenants, conditions and restrictions of record. GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 5th day of September, 2014.

Margaret S. Katsulis, Independent Executor

S 1
P 3
S 2
M 2
SC 4
E 4
INT 97

WARRANTY DEED - Page 1



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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 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 HEREIN DESCRIBED; THENCE WEST 7.0 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 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 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 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 UNDER TRUST NUMBER 1067500 TO LENORE D. SPICKLER.