

# UNOFFICIAL COPY



First American Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**



Doc#: 1433010092 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/26/2014 12:11 PM Pg: 1 of 3

THE GRANTOR(S) EUGENE VAKHER, married man, of the Village of Wheeling, County of Cook, State of Illinois for and in consideration of TEN dollars and 0/100, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to YIJIA P. BAO, \_\_\_\_\_, all interest in 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*

NOT A HOMESTEAD PROPERTY

**SUBJECT TO: GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 - DAYS PERIOD,, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN 120% OF THE SHORT SALES PRICE UNTIL 90 DAYS FROM THE DATE OD THE DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): ~~02-122-130-01-1137~~ 02-12-213-001-1137

Address (es) of Real Estate: 3700 Bayside Dr Unit 5, Palatine IL 60074

Dated this 17 day of November, 20 14.

  
EUGENE VAKHER

FIRST AMERICAN TITLE

2563190

REAL ESTATE TRANSFER TAX 19-Nov-2014



COUNTY: 28.25  
ILLINOIS: 56.50  
TOTAL: 84.75

02-12-213-001-1137 | 20141101645101 | 1-470-730-880

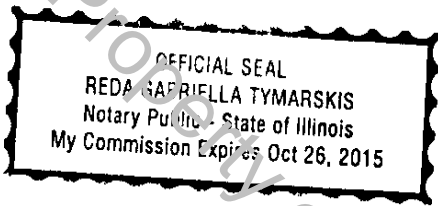
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT EUGENE VAKHER personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 17 day of November, 20 14.



(Notary Public)

[Exempt]

**Prepared by:**  
Law Offices of David Freydin  
8707 Skokie Blvd Ste 305  
Skokie IL 60077

**Mail to:**  
Yijia Paul Bao  
518 Court Touraine  
Deer Park, IL 60010

**Name and Address of Taxpayer:**  
Yijia Paul Bao  
518 Court Touraine  
Deer Park, IL 60010

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: UNIT 1-3705 IN RUNAWAY BAY AT PALATINE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 12, WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 1041.6 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1029.78 FEET TO A POINT ON SAID NORTH LINE THAT IS 296.79 FEET WESTERLY OF (MEASURED ALONG SAID NORTH LINE) THE EAST LINE OF SAID NORTHEAST 1/4, BEING ALSO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILKE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 591.98 FEET TO A POINT ON A LINE THAT IS 727 FEET NORTHERLY OF (MEASURED ALONG THE EASTERLY LINE THEREOF) AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 282.95 FEET WESTERLY OF (MEASURED ALONG SAID PARALLEL LINE) THE EAST LINE OF SAID NORTHEAST 1/4; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 357.45 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 34 DEGREES AND 55 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 122 FEET; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 24 DEGREES 30 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 605.45 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U. S. ROUTE 12; THENCE NORTHWESTERLY ALONG SAID NORTH EASTERLY RIGHT-OF-WAY LINE, THE DISTANCE OF 312.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0527610080 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index #'s: 02-12-213-001-1137 Vol. 0148

Property Address: 3700 Bayside Drive, Unit 5, Palatine, Illinois 60074

Clerk's Office