

# UNOFFICIAL COPY

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Doc#: 1516249009 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/11/2015 10:42 AM Pg: 1 of 3

## WARRANTY DEED Individual to Individual Statutory

THE GRANTOR, **Linda F. Hycnar, Successor Trustee of the Hycnar Family Trust dated November 15, 1990**, of 111 S. Baybrook Drive #206, Palatine, Illinois 60074, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to them in hand paid, CONVEY and WARRANT to **Charles W. Kucera**, of 1326 W. Illinois St., Palatine, Illinois 60067;

the following described Real Estate situated in the County of Cook, the State of Illinois, not as tenants in common, nor as joint tenants, but in fee simple, to wit:

### PARCEL 1:

UNIT NO. 305 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PCL"): PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATL. BANK, NATL. BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 20, 1981 AND KNOWN AS TRUST NO. 42956 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22479186; AND AMENDED BY AMENDMENT RECORD OCTOBER 2, 1973 AS DOCUMENT NUMBER 22499972; TOGETHER WITH AN UNDIVIDED 1.2517 PERCENT 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) IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS DATED OCTOBER 20, 1972 AND RECORD NOVEMBER 9, 1972 AS DOCUMENT NUMBER 22115026 AND AMENDED BY 1ST AMENDMENT RECORD JUNE 22, 1973 AS DOCUMENT NUMBER 22372186 AND AMENDED BY 2ND AMENDMENT RECORDED

PRECISION TITLE PTC 20869

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SEPTEMBER 14, 1973 AS DOCUMENT NUMBER 22479182 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 02-24-104-048-1034

Address of Real Estate: 111 S. Baybrook Drive, Unit 305, Palatine, Illinois 60074.

**SUBJECT TO:** general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions, easements and declarations of record, hereby releasing any and all homestead rights, as applicable.

TO HAVE AND TO HOLD said premises in fee simple forever.

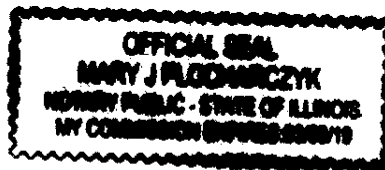
DATED this 1st day of May, 2015

Linda F. Hycnar  
Linda F. Hycnar, Successor/Trustee of the Hycnar Family Trust dated November 15, 1990

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that above grantor, 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Mary J. Plochowicz (Notary Public)



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**Prepared by:** Leonard J. Marturano, Jacobs & Rosenzweig  
 33 N. LaSalle Street, Suite 2131  
 Chicago, Illinois 60602

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**Mail Deed to:** Jerome W. Pinderski  
 Pinderski & Pinderski, Ltd.  
 115 W. Colfax Street  
 Palatine, Illinois 60067

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**Mail Tax Bills to:** Charles W. Kucera  
 111 S. Baybrook Drive, Unit 305  
 Palatine, Illinois 60074

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**REAL ESTATE TRANSFER TAX** 05-Jun-2015



<b>COUNTY:</b>	54.00
<b>ILLINOIS:</b>	108.00
<b>TOTAL:</b>	162.00

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