

UNOFFICIAL COPY

Doc#. 1625704061 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2016 12:14 PM Pg: 1 of 2

Dec ID 20160901653330
ST/CO Stamp 1-795-775-296 ST Tax \$137.00 CO Tax \$68.50

**Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)**

Above Space for Recorder's Use Only

THE GRANTOR, **F&V INVESTMENTS, CORP.**, an Illinois corporation located in the City of Prospect Heights, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **NIDA SYBOUNHEUANG, GRANTEE**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

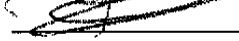
PLEASE SEE LEGAL DESCRIPTION ON THE REVERSE SIDE HEREOF

P.I.N.: 02-12-213-001-1343
c/k/a: 1025 Bayside Dr., Palatine, Illinois 60074

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 8 day of September, 2016

F&V INVESTMENTS, CORP.,
an Illinois corporation

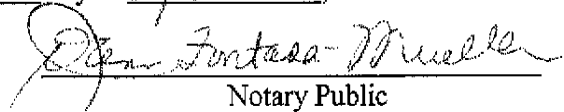
By: 
FRANCISCO RUIZ
its Vice President

State of Illinois }
 } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT FRANCISCO RUIZ, personally known to me to be the Vice President of F&V INVESTMENTS, CORP., an Illinois corporation, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said Corporation, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of September, 2016




Notary Public

My Commission Expires: 3.16.18

16ST06STFRK

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LEGAL DESCRIPTION

PARCEL 1:

UNIT T-1025 IN RUNAWAY BAY 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 WILKIE 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 EAST 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 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 NORTHEASTERLY RIGHT OF WAY LINE, A 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 NUMBER 0527610080, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-25 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 527610080.

This instrument was prepared by:

John N. Skoubis, Esq.
Skoubis & Mantas, LLC
1300 West Higgins Road, Suite 209
Park Ridge, Illinois 60068

REAL ESTATE TRANSFER TAX

09-Sep-2016



COUNTY:	68.50
ILLINOIS:	137.00
TOTAL:	205.50

02-12-213-001-1343

| 20160901/33330 | 1-795-775-296

MAIL TO:

Kashyap V. Trivedi
1345 Wiley Road, Apt 110
Schaumburg IL 60173

SEND SUBSEQUENT TAX BILLS TO:

Nida Sybounhauang
1025 Bayside Drive
Palatine IL 60074