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16385470260

**Warranty Deed
(ILLINOIS)**

Doc# 1638547026 Fee \$44.25

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2016 12:40 PM PG: 1 OF 3

16-3103

THE GRANTOR **LISA C. MCINTOSH**, a single woman, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, **CONVEY(S)** and **WARRANT(S)** to **ARTURO RAMIREZ** and **DIYANA STRUNDZHEVA**, husband and wife, not as tenants in common but as joint tenants with, the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Address of property: 432 N. Wilke Road, Unit 105, Palatine, IL 60074

Permanent Index No. 02-13-202-005-1041

SUBJECT TO general real estate taxes for 2016 and subsequent years and to the restrictions, conditions, covenants and easements of record.

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 31st of September, 2016.

Lisa C. McIntosh

Cook County Clerk's Office

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State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **Lisa C. McIntosh**, a single woman, 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 severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of August, 2016



Colleen Hirsch
Notary Public

Commission expires 12/4/17

16-3113

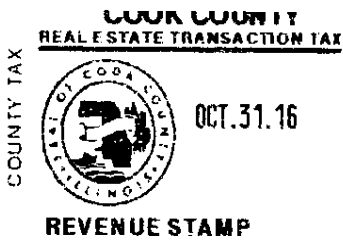
This instrument was prepared by:

JAMES VACHACHIRA
ABRAHAM & SWEENEY, LLP
5600 North River Road
Suite 800
Rosemont, Illinois 60018

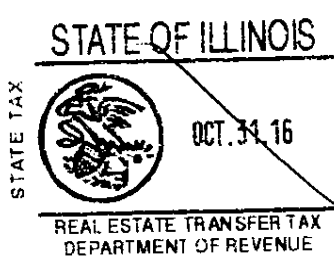
MAIL TO:
JACK KOZAR
105 S. Adell Place
Elmhurst, IL 60126

SEND SUBSEQUENT TAX BILLS TO:

ARTURO RAMIREZ
DIYANA STRUNDZHEVA,
432 N. Wilke Road, Unit 105
Palatine, IL 60074



# 0000002865	REAL ESTATE TRANSFER TAX
	0003350
	FP 103039



# 0000002866	REAL ESTATE TRANSFER TAX
	0006700
	FP 103044

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FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment Number: 16-3113

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

UNIT 432-105 IN LAKE LOUISE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 9 IN GEORGE KIRCHOFF ESTATE SUBDIVISION IN FRACTIONAL SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING LAKE LOUISE UNIT ONE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 13, AFORESAID, AND LYING EAST OF AND ADJOINING THE EASTERLY LINE OF OXFORD DRIVE AS LAID OUT IN SAID LAKEHOUSE UNIT ONE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF OXFORD DRIVE, AFORESAID, 601.09 FEET SOUTHEASTERLY (AS MEASURED ON NORTHERLY LINE OF SAID OXFORD DRIVE), OF MOST NORTHWESTERLY CORNER OF LAKE LOUISE UNIT ONE AFORESAID; THENCE NORTHEASTERLY ON A LINE NORMAL TO SAID EASTERLY LINE OF OXFORD DRIVE, A DISTANCE OF 173.33 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 466.0 FEET; A DISTANCE OF 142.67 FEET TO A POINT OF TANGENCY; THENCE EAST ON A LINE TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 287.85 FEET TO A POINT OF CURVE; THENCE EASTERLY ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 554.00 FEET, A DISTANCE OF 86.50 FEET, MORE OR LESS, TO WESTERLY LINE OF TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS, DIVISION OF HIGHWAYS, AS PER CASE NO. 65-L-6427 VESTING ORDER ENTERED MAY 24, 1965, THENCE SOUTHERLY ON SAID WESTERLY LINE OF TRACT OF LAND CONVEYED TO THE STATE OF ILLINOIS, DIVISION OF HIGHWAYS, A DISTANCE OF 672.48 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A LAKE LOUISE UNIT ONE AFORESAID THENCE WEST ON NORTH LINE OF LAKE LOUISE UNIT ONE, A DISTANCE OF 775.33 FEET TO EASTERLY LINE OF SAID OXFORD DRIVE; THENCE NORTH ON SAID EASTERLY LINE OF OXFORD DRIVE, A DISTANCE OF 587.08 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THE NORTHERLY 66 FEET THEREOF AS HERE TO FORE DEDICATED FOR CHURCHILL DRIVE), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0516034057, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Pin #: 02-13-202-005-1041

Property Address: 432 North Wilke Road, Palatine, IL 60074