

# UNOFFICIAL COPY

Doc#: 1810908145 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/19/2018 11:34 AM Pg: 1 of 4

Dec ID 20180401644626  
ST/CO Stamp 1-796-695-584 ST Tax \$130.00 CO Tax \$65.00

This instrument prepared by:

Kaiser, Shepherd & Nakon  
121 E. Liberty Street, Suite 3  
Wauconda, Illinois 60084

1061

CT

After Recording Mail to:

Shawn M. Good  
800 E Northwest Hwy, Suite 814  
Palatine, IL 60074

18GNW/5800702

ABOVE SPACE FOR RECORDER'S USE ONLY

## WARRANTY DEED

The GRANTOR(s) **Baybrook Park Apartment Homes Association**, an Illinois Not-For-Profit Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to authority given by the President of said corporation, CONVEY and WARRANT TO the GRANTEE(S) **Jerry Boyajian and Nancy Boyajian**, husband and wife, (GRANTEE'S ADDRESS) P.O. Box 2600, of the City/Village of Palatine, County of Cook, in the following form of ownership:

- Tenants in common;
- Not as Tenants in Common, but as Joint Tenants;
- Tenants by the entirety.

All interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

**SUBJECT TO:** General real estate taxes for the 2<sup>nd</sup> installment of 2017 and subsequent years; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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): 02-24-104-048-1001**

**Address of real estate: 111 S. Baybrook Drive, #102, Palatine, IL 60076-6074**

Dated this day of April 17, 2018.

**Baybrook Park Apartment Homes Association, an  
Illinois Not-For-Profit Corporation**

By: \_\_\_\_\_

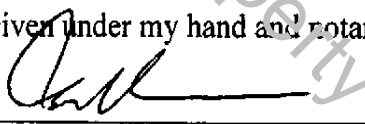
*Kim Batten*  
Kim Batten, its president

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STATE OF ILLINOIS        )  
                                       )  
 COUNTY OF Lake         )        ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Kim Batten** is/are personally known to me to be the President of **Baybrook Park Apartment Homes Association**, an Illinois Not-For-Profit Corporation, and personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that as such **Kim Batten** as President, she signed, sealed and delivered said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the purposes therein set forth.

Given under my hand and notarial seal, this April 17, 2018





Notary Public



**SEND SUBSEQUENT TAX BILLS TO:**

Jerry Boyajian & Nancy Boyajian  
 111 S. Baybrook Drive, #102  
 Palatine, IL ~~60067~~ 60074

REAL ESTATE TRANSFER TAX		17-Apr-2018
	COUNTY:	65.00
	ILLINOIS:	130.00
	TOTAL:	195.00
02-24-104-048-1001   20180401644626   1-796-695-584		

Property of Cook County Clerk's Office

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**CHICAGO TITLE  
COMPANY**

*Exhibit A*  
**LEGAL DESCRIPTION**

**Order No.:** 18GNW158007LZ

**For APN/Parcel ID(s):** 02-24-104-048-1001

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**PARCEL 1:**

UNIT NUMBER 102, AS DELINEATED UPON THE PLAT OF SURVEY (HEREINAFTER REFERRED TO AS THE "PLAT") OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY (PARCEL) THAT 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, DESCRIBED AS COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTH WEST 1/4, SAID POINT BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, AS MEASURED ALONG SAID EAST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 24, A DISTANCE OF 667.47 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES THE SAID EAST LINE OF THE NORTH WEST 1/4) A DISTANCE OF 169.83 FEET TO THE POINT OF BEGINNING TO THE TRACT OF LAND BEING HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 139.80 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 139.80 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 73.34 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 139.80 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 139.80 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 73.34 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 81.52 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 27.67 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 38.33 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST 27.67 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 16.95 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 139.80 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 73.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 20, 1971 AND KNOWN AS TRUST NUMBER 42956 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22479186; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANT AND EASEMENT RECORDED NOVEMBER 9, 1972 AS DOCUMENT 22115026 AND AMENDED BY THE FIRST AMENDMENT RECORDED JUNE 22, 1973 AS DOCUMENT 22372168 AND SECOND AMENDMENT RECORDED SEPTEMBER 14, 1973 AS DOCUMENT 22479182 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A

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## LEGAL DESCRIPTION

(continued)

NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 20, 1971 AND KNOWN AS TRUST NUMBER 42956 TO WILLIAM E. SWIHART AND VERA R. SWIHART, HIS WIFE DATED SEPTEMBER 12, 1973 AND RECORDED OCTOBER 30, 1973 AS DOCUMENT 22529562 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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