

UNOFFICIAL COPY

Doc#: 1821819032 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/06/2018 09:13 AM Pg: 1 of 3

Dec ID 20180701643621
ST/CO Stamp 0-550-237-984 ST Tax \$100.00 CO Tax \$50.00

WARRANTY DEED

**THE GRANTORS, DANAIL
DIMITROV AND POLYA**

DIMITROVA, husband and wife, of
the Village of Arlington Heights,
County of Cook, State of Illinois, for
and in consideration of Ten Dollars
(\$10.00) and other good and
valuable consideration in hand paid,
CONVEY AND WARRANT TO:

JACQUELINE VARGAS,
of 181 W. LAKE COOK ROAD, PALATINE, IL 60074,
as Sole Owner,

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

LEGAL DESCRIPTION:
SEE ATTACHED EXHIBIT A

Permanent Real Estate Index: 02-12-100-127-1073
Address of Real Estate: 1335 N. Winslow Dr. #102, Palatine, IL 60074

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of ILLINOIS, TO HAVE AND TO HOLD SAID premises as Sole Owner.

1/2 Chicago Title
18NW7134729RM

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Dated: 31 day of July, 2018.

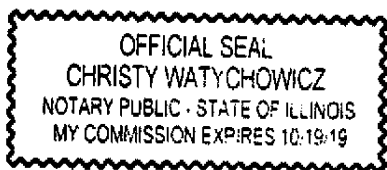
[Signature] [SEAL]
DANAIL DIMITROV

[Signature] [SEAL]
POLYA DIMITROVA

State of ILLINOIS)
)ss.
County of COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signed are 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 he/she signed, read and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 31 day of July, 2018.



[Signature]
NOTARY PUBLIC

Commission expires _____, 20__

This Instrument Was Prepared By:
Law Office of Mark J. Watychowicz, P.C.
518 E. Northwest Highway
Mount Prospect, IL 60056

Send Subsequent Tax Bills to:
Jacqueline Vargas
1335 N. Winslowe Dr., #102
Palatine, IL 60074

Mail to:
Steven Forte, Attorney at Law
711 W. Main St.
West Dundee, IL 60118

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EXHIBIT A

LEGAL DESCRIPTION 1335 N. WINSLOWE DR. #102, PALATINE, IL 60074

PARCEL 1:

UNIT 1335-102 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BEACON COVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97124193, IN THE CLOVER RIDGE P.U.D., A PART OF PHASE 3 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER A STRIP OF LAND 80.0 FEET IN WIDTH NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP BEING 40.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE MOST NORTHERLY CORNER (DESIGNATED AS THE "POINT OF BEGINNING" IN THE HEREINAFTER NAMED DOCUMENT) OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. LR2507393 FILED JUNE 15, 1970 IN REGISTER'S OFFICE OF COOK COUNTY, ILLINOIS; THENCE SOUTHWESTERLY 50.00 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE CENTER LINE OF RAND ROAD, AS ESTABLISHED ON JANUARY 8, 1925 TO THE POINT OF BEGINNING OF THERE HEREIN DESCRIBED CENTER LINE; THENCE CONTINUING SOUTHWESTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO A POINT OF CURVE; THENCE SOUTHWESTERLY 361.28 FEET ALONG THE ARC OF A CIRCLE 230.00 FEET RADIUS, CONVEX TO THE SOUTH, TO ITS POINT OF TANGENCY WITH A LINE DRAWN PERPENDICULARLY TO THE AFORESAID CENTER LINE OF RAND ROAD THROUGH A POINT 593.504 FEET (MEASURED ALONG SAID CENTER LINE OF RAND ROAD) NORTHWESTERLY OF THE HEREIN ABOVE DESCRIBED PLACE OF COMMENCEMENT; THENCE NORTHEASTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO THE TERMINAL POINT OF THE HEREIN DESCRIBED CENTER LINE, SAID TERMINUS BEING ON A LINE DRAWN 50.00 (MEASURED PERPENDICULARLY) SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTER LINE OF RAND ROAD, IN COOK COUNTY, ILLINOIS, AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 14, 1972 FILED DECEMBER 21, 1972 AS DOCUMENT NO. LR2666783 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" DESCRIBED AS FOLLOWS: THAT PART OF OUTLOT "A" IN CLOVER RIDGE P.U.D., AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT "A" THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A" 156.00 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS WEST 86.00 FEET TO SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 00 DEGREES 33 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF LOTS 4 AND 5 IN SAID CLOVER RIDGE P.U.D. 51.80 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST, 86.00 FEET TO THE EAST LINE OF SAID OUTLOT "A"; THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", 51.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.