

# UNOFFICIAL COPY

## WARRANTY DEED State of Illinois – County of Cook

Doc#: 1930157293 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/28/2019 01:36 PM Pg: 1 of 2

Dec ID 20191001621918  
ST/CO Stamp 1-064-092-000 ST Tax \$113.00 CO Tax \$56.50

196NW130037VH1C5

*Michelin*

The Grantor, PAUL MICHELINI, a single man, of the City of Palatine, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to the Grantee, TERESITA B. LEJARDE, of the City of Oswego, County of Kendall, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description: *See page 2*

Permanent Real Estate Index Number: **02-12-200-021-1068**

Address of Real Estate: **1243 E. Baldwin Ln., #112, Palatine, IL 60074**

SUBJECT TO: Covenants, conditions, and restrictions of record – if any; easements, zoning laws and ordinances – if any; and general real estate taxes not due and payable at the time of closing.

\* Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*Paul Michelin*  
PAUL MICHELINI, Grantor

Dated this 25 day of Oct, 2019.

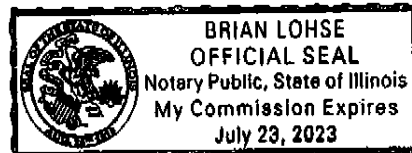
State of Illinois )  
                          ) ss.  
County of Lake )

20191001621918

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify PAUL MICHELINI, 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 acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal,  
this 25<sup>th</sup> day of October, 2019.

*[Signature]* (Notary Public)  
Commission Expires 7/23/23



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WARRANTY DEED (Cont.)

Michelini to Lejarde

LEGAL DESCRIPTION FOR 1243 E. Baldwin #112, Palatine, IL 60074

**PARCEL 1:**

UNIT 112 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY, OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 282.96 FEET (THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION) THENCE NORTH 167.0 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE PARCEL OF LAND THEREIN DESCRIBED; THENCE WEST 77.0 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE EAST 77.0 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.40 FEET; THENCE SOUTH 59.17 FEET; THENCE WEST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23448135 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 1067400, DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT; 23448134, AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY TRUST NUMBER 1067400 TO AURELIO NAPOLEONE AND PATRICIA NAPOLEONE, HIS WIFE, DATED JANUARY 6, 1977 AND RECORDED JANUARY 11, 1977 AS DOCUMENT NUMBER 23776617 FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

Mail Recorded Deed To:

Send Subsequent Tax Bills to:

JOHN T. CLERYTERESITA B. LEJARDE1515 E Woodfield #8301243 E BALDWIN LANE UNIT 112Schaumburg ILPALATINE, IL 60074-3079

00173

**This instrument was prepared by: BRIAN LOHSE, LOHSE LAW, INC., 270 Center Dr., Suite 210, Vernon Hills, IL 60061**