

# UNOFFICIAL COPY

**PREPARED BY:**

Kahn and Kahn  
728 Florsheim Drive, Suite 10  
Libertyville, IL 60048

Doc#: 1930949066 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/05/2019 09:35 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Adrian Llanos and Monica Avalos  
1265 N. Winslowe Drive Unit 104  
Palatine, IL 60074

Dec ID 20191101633585  
ST/CO Stamp 1-891-438-944 ST Tax \$104.00 CO Tax \$52.00

**MAIL RECORDED DEED TO:**

Yolanda Torrez, Attorney at Law  
225 N. West St.  
Waukegan, IL 60085

190176600084

## JOINT TENANCY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Brian J. Balkam, a single person, of 432 Meadow Hill Ln., Round Lake Beach, IL 60073, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Adrian Llanos and Monica Avalos, of 17364 W. Westwind Dr., Gurnee, IL 60031, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1: Unit 1265-104, together with its undivided percentage interest in the common elements, in Beacon Cove Condominium as delineated and defined in the Declaration recorded as Document Number 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 in the 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 Number LR2507393 filed June 15, 1970 in Register's Office of Cook County, Illinois; thence Southwesterly 50.00 feet along a line drawn perpendicularly to the center line of Rand Road, as established on January 8, 1925 to the point of beginning of the herein described center line; thence continuing Southwesterly 250.00 feet along said perpendicular line to a point of a curve; thence Southwesterly 361.28 feet along the 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 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 14, 1972 as Document Number LR2566783, in Cook County, Illinois.

Parcel 3: Easement for ingress and egress for the benefit of Parcel 1 over Outlot "A" as 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 the Southeast corner of said Lot 5; thence North 00 degrees 33 minutes 37 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.

Attorney's Title Guaranty Fund, Inc.  
1 S. Wacker Drive, Suite 400  
Chicago, IL 60606-2050  
Recording Department

Permanent Index Number(s): 02-12-100-127-1044  
Property Address: 1265 N. Winslowe Drive, Unit 104, Palatine, IL 60074

Subject, however, to the general taxes for the year of 2019 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

