

UNOFFICIAL COPY

Doc#: 2032940164 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/24/2020 11:42 AM Pg: 1 of 3

Dec ID 20200901609310
ST/CO Stamp 0-337-044-960 ST Tax \$141.00 CO Tax \$70.50

WARRANTY DEED

01/18/22 205NW635209R4

AFTER RECORDING MAIL TO:

Matt Miller
Clark & McArdle
59 N Virginia Street
Crystal Lake, IL 60014

MAIL REAL ESTATE TAX BILL TO:

Amber Drifke
1243 E. Palatine Rd.
Palatine, IL 60074

(Reserved for Recorders Use Only)

THE GRANTOR: Valeri Khutornyy, a married man, of 1243 E. Palatine Rd., Palatine, IL 60074, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Amber Drifke, *a single woman*, of *4212 N. Bloomington Ave. #101, Arlington Heights, IL 60004*, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1243 E. Palatine Rd., Palatine, IL 60074
PIN: 02-12-200-021-1017

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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EXHIBIT "A"

Order No.: 20GNW635209RM

For APN/Parcel ID(s): 02-12-200-021-1017

PARCEL 1:

UNIT 303 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY OF THE SOUTH 780.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4, 282.96 FEET, (THE SOUTH LINE OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4, BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 167.0 FEET TO A POINT FOR A POINT OF BEGINNING OF PARCEL OF LAND HEREIN DESCRIBED:

THENCE WEST 77.0 FEET; THENCE NORTH 188.0 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 EAST 58.0 FEET; THENCE SOUTH 123.0 FEET OF THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL)

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 20, 1976 AND KNOWN AS TRUST NUMBER 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23448135, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS UNIT P 091319 140327 RESIDENTIAL TITLE INSURANCE POLICY 1 68-45-248 SCHEDULE A CONTINUED

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT NUMBER 23448134, FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.