

UNOFFICIAL COPY

Doc# 2108520118 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/26/2021 08:53 AM Pg: 1 of 5

WARRANTY DEED

This instrument was prepared by:

Nazar Kashuba, Esq.
HT Law LLC
444 North Wabash Ave, #210
Chicago, Illinois 60611
Tel: (312) 957-8991

Dec ID 20210201643278
ST/CO Stamp 1-234-971-664 ST Tax \$123.00 CO Tax \$61.50

THE GRANTOR(S), **EKATERINA KALININA** married to **DENIS PAVSHUK**, of the County of Cook, State of Illinois, for and in consideration of TEN (10) DOLLARS and other **PETER RYOO** and **ESTHER RYOO**, husband and wife, as tenants by the entirety, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number(s): 02-12-200-021-1056

Address of Real Estate: 1243 E. Baldwin Lane, Unit 609, Palatine, IL 60074.

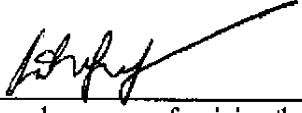
SUBJECT TO: 2nd installment of general real estate taxes for the year of 2020 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

DATED this 12th day of February 2021.

EKATERINA KALININA

By: 

DENIS PAVSHUK

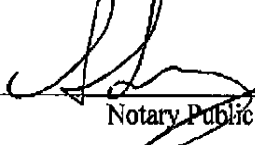
By: 
For the sole purpose of waiving the homestead exemption

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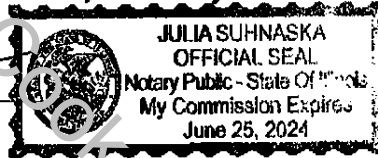
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK.)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Ekaterina Kalinina** and **Denis Pavshuk**, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

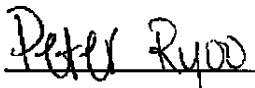
Given under my hand and official seal, this 12th day of February 2021.



Notary Public

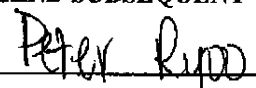


AFTER RECORDING, MAIL TO:



1243 E Baldwin Lane, Unit 609
Palatine, Illinois 60074

SEND SUBSEQUENT TAX BILLS TO:



1243 E Baldwin Lane, Unit 609
Palatine, Illinois 60074

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT 609 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, 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 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 POINT 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 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).

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 NUMBER 1067400 DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT 23448134, AND CREATED BY DEED TO BRIAN G. LESTER AND ZORKA R. LESTER, HIS WIFE, DATED APRIL 25, 1977 AND RECORDED SEPTEMBER 6, 1977 AS DOCUMENT NUMBER 24091269, IN COOK COUNTY, ILLINOIS.

Property Index Number(s): 02-12-200-021-1056;

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PLAT ACT AFFIDAVIT

State of Illinois

County of COOK } SS.

Smet Smaili being duly sworn on oath, states that: he resides at: 9005 Poki Blvd Northbrook, IL 60062 and the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

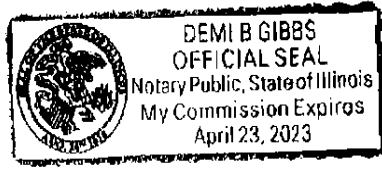
- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1969.
 - 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 - 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 8. Conveyances made to correct descriptions in prior conveyances.
 - 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
 - 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also, that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-212, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me this 12 day of February, 2021



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REAL ESTATE TRANSFER TAX

18-Feb-2021



COUNTY:	61.50
ILLINOIS:	123.00
TOTAL:	184.50

02-12-200-021-1056

20210201643278

1-234-971-664

Property of Cook County Clerk's Office