

21GCO009316CL (1/2)

# UNOFFICIAL COPY

**WARRANTY DEED  
(INDIVIDUAL TO  
INDIVIDUAL)**  
Statutory (Illinois)

Doc#: 2110539291 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/15/2021 02:19 PM Pg: 1 of 2

THE GRANTORS, Michael Vesely  
and Carolyne O’Ryan n/k/a Carolyne  
Vesely, (Husband and Wife) of 1243  
East Baldwin Lane, #604, Palatine,  
IL, for and in consideration of Ten  
and No/100 (\$10.00) -----

Dec ID 20210301682611  
ST/CO Stamp 1-228-902-928 ST Tax \$150.00 CO Tax \$75.00

DOLLARS, and other good and  
valuable consideration in hand paid,  
and in pursuance of the power and  
authority vested in the Grantor,

CONVEY and WARRANT to James Kries of 13300 Honeysuckle Dr, Huntley, IL, 60142, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1:

~~and Margaret Kries, Husband and Wife as tenants in common~~  
~~EXPIRES 12/31/2024~~

Unit 604 in San Tropai Condominium, as delineated on survey of the South 780.0 Feet as measured at right angles to 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 point of beginning of parcel of Land herein 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 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.

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 and created by Deed from Chicago Title and Trust Company, as Trustee under trust number 1067400 to Paul Guttman dated April 6, 1977 and recorded April 11, 1977 as document 23880870, in Cook County, Illinois.

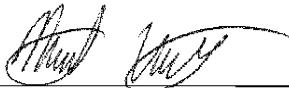
Permanent Real Estate Index Number(s): 02-12-200-021-1026  
Address of Real Estate: 1243 East Baldwin Lane, #604, Palatine, IL 60067

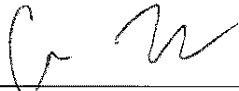
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject To: general real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property.

# UNOFFICIAL COPY

DATED this 31st day of March, 2021

  
\_\_\_\_\_ (SEAL)  
Michael Vesely

  
\_\_\_\_\_ (SEAL)  
Carolyn O'Ryan n/k/a Carolyn Vesely

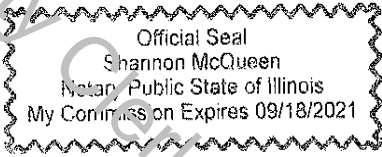
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF MCHENRY    )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Vesely and Carolyn O'Ryan n/k/a Carolyn Vesely, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 31st day of March, 2021

  
\_\_\_\_\_  
Notary Public  
Commission Expires:

**This Instrument Was Prepared By:**  
Richard E. Biosca  
BIOSCA LAW  
12519 Regency Parkway, Suite B  
Huntley, Illinois 60142



**Mail To:**  
James Kries  
1243 E. Baldwin Lane #604  
Palatine, IL 60067

**Send Tax Bills To:**  
James Kries  
1243 East Baldwin Lane, #604  
Palatine, IL 60067