

# UNOFFICIAL COPY

PT 21-71773 188  
**WARRANTY DEED**  
**Illinois Statutory**

Doc#. 2116208001 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/11/2021 09:11 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Boguslaw Dostal, Trustee  
1243 E. Baldwin Lane, Unit 207  
Palatine, IL 60074

Dec ID 20210501630701  
ST/CO Stamp 1-029-644-560 ST Tax \$148.00 CO Tax \$74.00

**MAIL RECORDED DEED TO:**

Same as above

*Above Space for Recorder of Deeds*

The Grantors, Dzmitry Baltunou and Yelena Zadkova, husband and wife, of the Village of Palatine, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S), AND WARRANT(S) to:

Boguslaw Dostal and Krystyna Dostal, as Trustees, under Trust Agreement Number 1243-207 dated May 11, 2021, all title and interest in the following described real estate situated in the Village of Palatine, County of Cook, State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION


SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate, hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises as owner(s) in fee simple interest.

PERMANENT REAL ESTATE INDEX NUMBER(S): 02-12-200-021-1040

PROPERTY ADDRESS: 1243 E. Baldwin Lane, Unit 207, Palatine, IL 60074

Dated this 12th day of May, 2021.

  
\_\_\_\_\_  
Dzmitry Baltunou

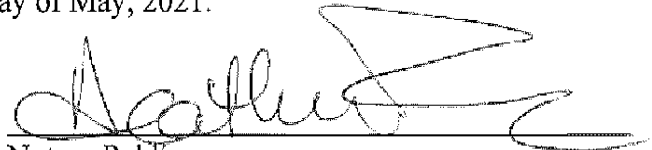
  
\_\_\_\_\_  
Yelena Zadkova

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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Dzmitry Baltunou and Yelena Zadkova 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 seal this 12th day of May, 2021.

  
\_\_\_\_\_  
Notary Public



### LEGAL DESCRIPTION

Parcel 1:

Unit 207 together with its undivided percentage interest in the common elements in San Tropai Condominium Building No. 1, as delineated and defined in the Declaration recorded as document no. 23448135, in the Northeast 1/4 of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1, as contained in the Declaration recorded as document 23448134, in Cook County, Illinois.

Prepared By:  
George Kalantzis  
Kalantzis Law Firm  
1861 Hicks Rd, Suite B  
Rolling Meadows, IL 60008