

# UNOFFICIAL COPY

Doc#: 2123512007 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/23/2021 09:04 AM Pg: 1 of 3

## WARRANTY DEED Statutory (ILLINOIS)

Dec ID 20210701621568  
ST/CO Stamp 1-125-882-640 ST Tax \$160.00 CO Tax \$80.00

THE GRANTOR(S) **CHRISTINE MARIE BACHARZ, divorced and not since remarried,** of 2149 N. Dogwood Lane, Unit D, Palatine, IL 60074, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

**MAXYM KOPYCH, A Single Man**  
1155 N. Sterling Ave., Apt. 211, Palatine, IL 60067

**TO HAVE AND TO HOLD SAID PREMISES** forever the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, easements and restrictions of record and general taxes for 2020 and subsequent years.

Permanent Index Number: 02-01-102-053-1072

Commonly known as: 2149 N. Dogwood Lane, Unit D, Palatine, IL 60074

Dated this 16 day of July, 2021.

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*Christine Marie Bacharz*  
CHRISTINE MARIE BACHARZ

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

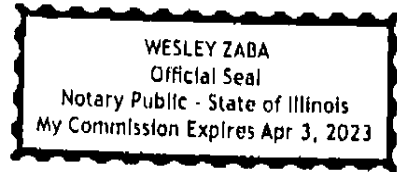
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that CHRISTINE MARIE BACHARZ, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed 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 Notarial Seal this 20<sup>th</sup> day of July, 2021.

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

This instrument was prepared by:

Wesley Zaba  
Zaba Law Group, PC  
5117 Main Street, Ste. C  
Downers Grove, IL 60515



**MAIL TO:**

**SEND SUBSEQUENT TAX BILLS TO:**

DeFrenza Mosconi, PC  
707 Skokie Blvd., Suite 410  
Northbrook, IL 60062

Maxym Kopych  
2149 N. Dogwood Lane, Unit D  
Palatine, IL 60074



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**North American Title Insurance Corporation**

, (800) 374-8475 or (800) 869-3434

## COMMITMENT - Exhibit A

File No.: BAKO21282

Commitment No.: BAKO21282

UNIT "D" IN BUILDING 47 AS DELINEATED ON SURVEY OF HERITAGE MANOR PALATINE CONDOMINIUM OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "PARCEL")

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY BUILDING SYSTEMS HOUSING CORPORATION, A CORPORATION OF OHIO, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS OF DECEMBER 21, 1972 AS DOCUMENT NUMBER 22165443, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS 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.

PIN: 02-01-102-053-1072

COMMONLY KNOWN AS: 2149 N. DOGWOOD LANE, PALATINE, ILLINOIS 60074

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Exhibit A - ALTA® Commitment for Title Insurance (8/1/16)

Form: C.G.U. 1006

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(BAKO21282.PFD/BAKO21282/16)