

# UNOFFICIAL COPY

Doc#: 2128704313 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/14/2021 12:12 PM Pg: 1 of 4

Dec ID 20210901690594  
ST/CO Stamp 1-278-505-104 ST Tax \$335.00 CO Tax \$167.50

## RECORDING COVER PAGE

Fidelity National Title

WARRANTY DEED

OC21034845

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## WARRANTY DEED

(Illinois)

Tenants by the Entirety

Chris A. Karlos, a single man,  
of the City of Palatine, County of Cook, State of Illinois,  
For and in the Consideration of Ten (\$10.00) DOLLARS,  
And other good and valuable consideration in hand paid,  
CONVEYS and WARRANTS to:

Radu Zubco and Irina Smoc, husband and wife  
of 6311 N Albany Ave Apt 3A  
Chicago IL 60659

Not as tenants in common, not as joint tenants, but as tenants by the entirety,  
all interest in the following described Real Estate situated in Cook County, Illinois:

**\*\*Please see attached for legal description.**

**Property Address: 764 N Walden Dr., Palatine IL 60067**  
**PIN: 02-15-112-041-0000**

Subject to: Real Estate Taxes for 2021 and subsequent years, easements, covenants and restrictions of record; together with all appurtenances thereunto belonging, or in any way appertaining to, and hereby waiving all the estate, right, title interest, claim, or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, including the release and waiver of the right of homestead, TO HAVE AND TO HOLD, Not as tenants in common, not as joint tenants, but as tenants by the entirety, forever.

**REAL ESTATE TRANSFER TAX**

05-Oct-2021



COUNTY:	167.50
ILLINOIS:	335.00
TOTAL:	502.50

02-15-112-041-0000

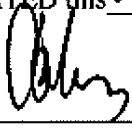
20210901690594 | 1-278-505-104

OC21034845 - 1/82

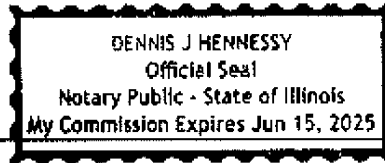
FIDELITY NATIONAL TITLE

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DATED this 20<sup>th</sup> day of September 2021



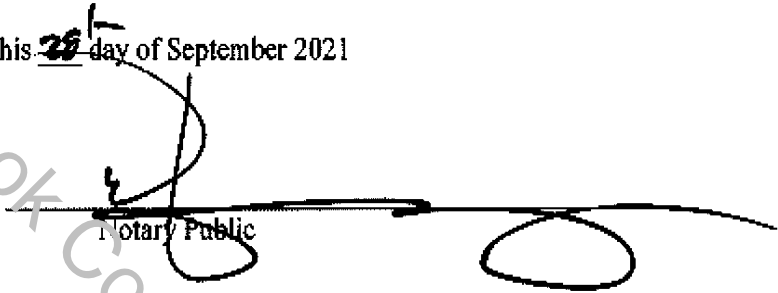
Chris A. Karlos



State of Illinois, County of DeKalb, I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Chris A. Karlos** is 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 he signed, sealed and delivered the said instrument as his 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 20<sup>th</sup> day of September 2021

My Commission expires 6/15/2025

  
Notary Public

This Instrument was prepared by:  
Dennis Hennessy, Attorney at Law, 215 Catalpa, Itasca, IL 60143

Mail to: Radu Zubco and Irina Smuc  
764 N. Walden Dr  
Palatine, IL 60067

Send Tax bills to: **Radu Zubco and Irina Smuc**  
**764 N Walden Dr.**  
**Palatine, IL 60067**

COOK COUNTY CLERK'S OFFICE

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## EXHIBIT A

Order No.: OC21034845

For APN/Parcel ID(s): 02-15-112-041-0000

For Tax Map ID(s): 02-15-112-041-0000

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THAT PORTION OF LOT 13 IN TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 58.65 FEET ALONG THE NORTH LINE OF SAID LOT 13 FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 0.87 FEET TO AN EXTERIOR CORNER OF A BRICK AND FRAME BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.03 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.17 FEET TO THE CENTERLINE OF A PARTY WALL COMMON TO UNIT NO. 762 AND UNIT NO. 764; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 56.00 FEET ALONG THE CENTERLINE OF SAID PARTY WALL; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.42 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 5.10 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING AND THE PROLONGATION THEREOF TO THE SOUTH LINE OF SAID LOT 13; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 26.37 FEET ALONG SAID SOUTH LINE OF LOT 13; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 63.00 FEET ALONG A LINE PASSING THROUGH SAID BUILDING ON THE CENTERLINE OF A PARTY WALL COMMON TO UNIT NO. 764 AND UNIT NO. 766 TO THE NORTH LINE OF LOT 13; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 26.32 FEET ALONG SAID NORTH LINE OF LOT 13 TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS.

Property  
Clerk's Office