

UNOFFICIAL COPY

Doc# 2129220228 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2021 08:02 AM Pg: 1 of 2

WARRANTY DEED

Tenants by the Entirety

Dec ID 20210901673631

ST/CO Stamp 1-927-403-664 ST Tax \$142.00 CO Tax \$71.00

GRANTOR, **Monika Marta Spadlo**,
an unmarried woman, residing in
Clearwater, Florida, for and in
consideration of Ten Dollars (\$10.00)
and other good and valuable
consideration in hand paid, CONVEYS
and WARRANTS to **Volodymyr Beno**
and **Miranda J. Beno**, husband & wife,
residing in Chicago, Illinois, not in
tenancy in common or in joint tenancy,
but in TENANCY BY THE
ENTIRETY, the following described
Real Estate:

PARCEL 1. UNIT NUMBER (S) 128-394 IN BEACON COVE CONDOMINIUM. AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN IN CLOVER RIDGE P.U.D. BEING A SUBDIVISION OF PART OF PHASE 3 IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97124193; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS PARCEL 2. EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, OVER A STRIP OF LAND 80.0 FEET IN WIDTH IN NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP BEING 40.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE MOST NORTHERLY CORNER (DESIGNATED AS THE POINT OF BEGINNING IN THE HEREINAFTER NAMED DOCUMENT) OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER LR2507393 FILED JUNE 15, 1970 IN THE REGISTERS OFFICE OF COOK COUNTY, ILLINOIS. THENCE SOUTHWESTERLY 50.00 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE CENTER LINE OF RAND ROAD, AS ESTABLISHED ON JANUARY 8, 1925 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTER LINE. THENCE CONTINUING SOUTHWESTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO A POINT OF CURVE. THENCE SOUTHWESTERLY 361.28 FEET ALONG THE ARC OF A CIRCLE OF 250.00 FEET RADIUS CONVEX TO THE SOUTH TO ITS POINT OF TANGENCY WITH A LINE DRAWN PERPENDICULARLY TO AFORESAID CENTER LINE OF RAND ROAD THROUGH POINT 593.504 FEET (MEASURED ALONG SAID CENTER LINE OF RAND ROAD) NORTHWESTERLY OF THE HEREIN ABOVE DESCRIBED PLACE OF COMMENCEMENT. THENCE NORTHEASTERLY 250.00 FEET ALONG SAID PERPENDICULAR LINE TO THE TERMINAL POINT OF THE HEREIN DESCRIBED CENTER LINE. SAID TERMINUS BEING ON A LINE DRAWN 50.00 (MEASURED PERPENDICULARLY) SOUTHWESTERLY OF AND PARALLEL WITH SAID CENTER LINE OF RAND ROAD. IN CCI AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 14, 1972 AND FILED DECEMBER 21, 1972 AS DOCUMENT LR2666783 IN COOK COUNTY, ILLINOIS. PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" AS DESCRIBED AS FOLLOWS: THAT PART OF OUTLOT "A" IN CLOVER RIDGE P.U.D. AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT "A" THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A" 156.00 FEET TO A POINT FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS WEST. 86.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF LOTS 4 AND 5 IN SAID CLOVER RIDGE P.U.D. 51.80 FEET. THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST 86.00 FEET TO THE EAST LINE OF SAID OUTLOT "A". THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A" 51.80 FEET TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS.

21139331 1/2 Republic National Title
601 Southwest Highway
Oak Lawn, IL 60453

UNOFFICIAL COPY

PIN: 02-12-100-127-1060 ADDRESS: 1281 N. Winslowe Drive, Unit 304, Palatine, IL 60074

SUBJECT TO: (1) General real estate taxes not due and payable at the time of Closing; (2), Covenants, conditions and restrictions of record; (3) Building lines and easements; (4) Declaration of Condominium with all amendments, party wall rights and agreements, limitations and conditions imposed by the applicable condominium and/or association laws and installments due after the Closing of association assessments.

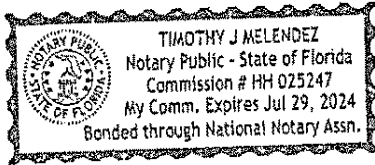
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever as TENANTS BY THE ENTIRETY.


DATED this 8th day of September, 2021.


Monika Marta Spadlo

STATE OF FLORIDA, COUNTY OF PineHills) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Monika Marta Spadlo**, 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 OFFICIAL SEAL, on: 8th day of September, 2021.




Notary Public Timothy Melendez

Prepared by:



Attorney Marek Loza, Loza Law LLC
2340 S. River Road, Suite 120
Des Plaines, IL 60018
Tel. (847) 297-9977

Return to:

Hal Stinespring, Esq.
910 E. Oak Street
Lake in the Hills, IL 60156

Send Subsequent Tax Bill To:

Volodymyr Beno
1281 N. Winslowe Drive, Unit 304
Palatine, IL 60074

REAL ESTATE TRANSFER TAX		15-Oct-2021
	COUNTY:	71.00
	ILLINOIS:	142.00
	TOTAL:	213.00
02-12-100-127-1060 20210901673631 1-827-403-664		