# **UNOFFICIAL COPY**

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# WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Katherine E. Caldwell and Jill T. Caldwell 1243 E. Baldwin Lane #109 Palatine, IL 60074 Doc#. 2131204092 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/08/2021 11:30 AM Pg: 1 of 3

Dec ID 20210901681218

ST/CO Stamp 0-152-734-864 ST Tax \$142.00 CO Tax \$71.00

(The Above Space for Recorder's Use Only)

THE GRANTORS Katherine E. Caldwell, a single woman, and Jill T. Caldwell, a single woman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Geoffrey Clark and Audrey Heiberger of 762 Soules and Elmhust IL 60126, as Strike Inapplicable:

- a) As tenants in Common
- b) Not as Tenants in Common, or Tenants by the Engrety, but as JOINT TENANTS.
- c) Not as Joint Tenants or Tenants in Common, but as ferants by the Entirety, as husband and wife.
- d) As an individual

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHAPIT "A"

Permanent Index Number(s): 02-12-200-021-1051

Property Address: 1243 E. Baldwin Ln. Unit 109, Palatine, IL 60074

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

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Jill T. Caldwell

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Katherine E. Caldwell and Jill T. Caldwell 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 in the instrument as their 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 Ab day of September, 2021.

OFFICIAL SEAL
VANESSA R WOLANIK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/12/2025

Nowry Public

JUNE CLOUR

THIS INSTRUMENT PREPARED BY Hal Stinespring & Associates, P.C. 910 East Oak St Lake in the Hills, IL 60156

MAIL TO:

Russo Law Offices LLC 201 East Ogden Ave. Suite 218 Hinsdale, IL 60521 SEND SUBSEQUENT TAX BILLS TO:

Geoffrey Clark & Audrey Heiberger 1243 E. Baldwin Ln, Unit 109 Palatine, IL 60074

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#### EXHIBIT A LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 109 IN SAN TROPAI CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF 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 MERIDIAL 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 NORTHEAS 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 PLACE OF BEGINNING OF THE PARCEL OF LAND THEREIN DESCRIBED; THENCE WEST 77.0 FEET: THENCE NORTH 83.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE EAST 77.0 FLET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.40 FEET; THENCE SOUTH 59.17 FETT; THENCE WEST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A' TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER 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 THAT PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

**ALSO** 

#### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT FOR PARCEL<sup>1</sup>, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAI PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY, TRUST NUMBER 1067400, DATED MARCH 31, 1976 AND RECORDED APRIL 12, 1976 AS DOCUMENT NUMBER 23448134, AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, NUMBER 1067500 TO EILEEN A. O'MAHONEY DATED OCTOBER 28, 1976 AND RECORDED NOVEMBER 3, 1976 AS DOCUMENT NUMBER 23695834, IN COOK COUNTY, ILLINOIS.