

# UNOFFICIAL COPY

Doc#: 2203420226 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/03/2022 09:00 AM Pg: 1 of 3

Dec ID 20220101603464  
ST/CO Stamp 2-106-151-312 ST Tax \$148.50 CO Tax \$74.25

## WARRANTY DEED Illinois Statutory

Property of Cook County Clerk's Office

THE GRANTOR(S) Dorothy E. Holland, Trustee under the provisions of a Trust Agreement dated August 17, 2007 and known as the Holland Family Revocable Living Trust, of 111 South Baybrook Drive, Unit 603 Palatine, IL 60074, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Julie Baric, *A single woman* of *286 Foxford Dr, Cary IL 60013*, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2021 and subsequent years

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

Permanent Real Estate Index Number(s): 02-24-104-048-1077  
Address(es) of Real Estate: 111 South Baybrook Drive, Unit 603, Palatine, IL 60074

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Baird & Warner Title Services, Inc.  
475 North Mezingale  
Suite 120  
Schaumburg, IL 60173

### REAL E STATE TRANSFER TAX

02-Feb-2022



COUNTY:	74.25
ILLINOIS:	148.50
TOTAL:	222.75

02-24-104-048-1077

| 20220101603464 | 2-106-151-312

8w 21060603 1/2

**UNOFFICIAL COPY**Dated this 18 day of January, 2022.By Dorothy E. Holland

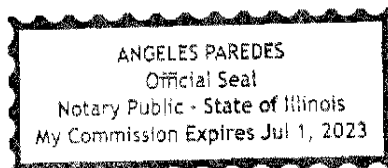
Dorothy E. Holland, Trustee under the provisions of a Trust Agreement dated August 17, 2007 and known as the Holland Family Revocable Living Trust

STATE of Illinois, COUNTY of McHenry ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dorothy E. Holland, Trustee under the provisions of a Trust Agreement dated August 17, 2007 and known as the Holland Family Revocable Living Trust personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 18 Day of January 2022.

Angeles Paredes  
Notary Public



Prepared by:

Andrew Pearson  
AJP Law Firm, LLC  
411 E. Business Center Drive, Suite 108  
Mt. Prospect, IL 60056

Mail to:

James Nelson Jr.  
Law Office of James R. Nelson & Associates, LLC  
617 Devon Ave.  
Park Ridge, IL 60068

Name and Address of Taxpayer:

Julie L. Baric  
111 South Baybrook Drive, Unit 603  
Palatine, IL 60074

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## EXHIBIT A

PARCEL 1: UNIT NUMBER 603 IN BAYBROOK PARK APARTMENT HOMES BUILDING "D" CONDOMINIUM AS DELINEATED UPON THE PLAT OF SURVEY (HEREINAFTER REFERRED TO AS THE "PLAT") OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY ("PARCEL"): THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER SAID POINT BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, AS MEASURED ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 667.47 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTHWEST QUARTER) A DISTANCE OF 169.83 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND BEING HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 139.80 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 139.80 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 73.34 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 139.80 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 139.80 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 73.34 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 84.52 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 27.67 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS 38.33 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, 27.67 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 16.95 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 139.80 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 73.34 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BAYBROOK PARK APARTMENTS HOMES BUILDING "D" CONDOMINIUM (HEREINAFTER REFERRED TO AS THE "DECLARATION") MADE BY LASALLE NATIONAL BANK, A UNITED STATES CORPORATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED AUGUST 20, 1971 AND KNOWN AS TRUST AGREEMENT 42956, AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22479186, AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS DATED OCTOBER 20, 1972 AND RECORDED NOVEMBER 9, 1972 AS DOCUMENT NUMBER 22115026, AMENDED BY A DECLARATION DATED JUNE 22, 1972 AND RECORDED JUNE 22, 1973 AS DOCUMENT NUMBER 22372186, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.