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Doc# 2404541204 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2024 03:05 PM Pg: 1 of 3

Dec ID 20240201627192
ST/CO Stamp 1-193-148-976 ST Tax \$270.00 CO Tax \$135.00

This instrument prepared by:

Shawn M. Good



The Good Law Group

ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

THE GRANTOR(S), Jerry Boyajian and Nancy Boyajian, A MARRIED COUPLE, of the City of Palatine, County of Cook, State of IL, for and in consideration of ten dollar (\$10.00), and other good and valuable consideration, in hand paid, convey(s) and WARRANT to Edward Smetana and Mary Smetana* of 1227 N. Illinois, Arlington Heights, IL 60004 of the County of Cook, in the following form of ownership:

- Individually
 Tenants in common;
 Not as Tenants in Common, but as Joint Tenants;
 Tenants by the entirety.

* husband and wife

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

SUBJECT TO: General real estate taxes for the 15th installment of 2023 and subsequent years; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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): 02-24-104-048-1001

Address of Real Estate: 111 South Baybrook Drive Unit 102, Palatine, IL 60067 60074

CF-246NW68809912M YLECA

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Dated this 25th day of January, 2024

Jerry Boyajian
Jerry Boyajian

Nancy Boyajian
Nancy Boyajian

STATE OF MO

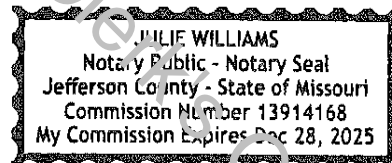
COUNTY OF St. Louis ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Jerry Boyajian and Nancy Boyajian, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 25th day of January, 2024.

Julie Williams
Notary Public

This Instrument was prepared by:
Shawn Good
800 E. Northwest Highway, Suite 814
Palatine IL 60071



Future Tax Bills to
Edward Smetana
111 S Baybrook Dr
102
Palatine, IL
60074

After recording return document to:

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EXHIBIT "A"

Order No.: 24GNW688099RM

Property Address: 111 South Baybrook Drive, Unit No. 102, Palatine, IL 60074-6451

For APN/Parcel ID(s): 02-24-104-048-1001

PARCEL 1:

UNIT NUMBER 102, 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 NORTH EAST 1/4 OF THE NORTH WEST 1/4 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 NORTH WEST 1/4, SAID POINT BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, AS MEASURED ALONG SAID EAST LINE OF THE NORTH WEST 1/4 OF SAID SECTION 24, A DISTANCE OF 667.47 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (AT RIGHT ANGLES THE SAID EAST LINE OF THE NORTH WEST 1/4) A DISTANCE OF 169.83 FEET TO THE POINT OF BEGINNING TO 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 EAST, 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 POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 20, 1971 AND KNOWN AS TRUST NUMBER 42956 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22479186; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANT AND EASEMENT RECORDED NOVEMBER 9, 1972 AS DOCUMENT 22115026 AND AMENDED BY THE FIRST AMENDMENT RECORDED JUNE 22, 1973 AS DOCUMENT 22372168 AND SECOND AMENDMENT RECORDED SEPTEMBER 14, 1973 AS DOCUMENT 22479182 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 20, 1971 AND KNOWN AS TRUST NUMBER 42956 TO WILLIAM E. SWIHART AND VERNA R. SWIHART, HIS WIFE DATED SEPTEMBER 12, 1973 AND RECORDED OCTOBER 30, 1973 AS DOCUMENT 22529562 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.