

UNOFFICIAL COPY

WARRANTY DEED

87333274

THE GRANTORS ADAM S. PALIKIJ, a widower of 1243 Baldwin, Palatine, County of Cook, State of Illinois, for and in consideration of \$10,200 DOLLARS and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to STEPHEN VANKOOTEN AND KIM A. VANKOOTEN, his wife of 267 Shorewood Drive, Glendale Heights, County of DuPage, State of Illinois, not in Tenancy in Common but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 108 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS "PARCEL"): THE PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4, 282.96 FEET; (THE SOUTH LINE OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4 BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION) THENCE NORTH 167.0 FEET TO A POINT FOR A POINT OF BEGINNING OF THE PARCEL OF LAND THEREAFTER DESCRIBED; THENCE WEST 77.0 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE EAST 77.0 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.40 FEET; THENCE SOUTH 59.17 FEET; THENCE WEST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE POINT 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 NO. 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23448134 TOGETHER WITH AN UNDIVIDED 1.272 PERCENT 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) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER 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, AS TRUSTEE UNDER TRUST NO. 1067400 TO JOSEPH TURLEY AND VIRGINIA E. TURLEY, HIS WIFE, DATED JULY 22, 1977 AND RECORDED AUGUST 3, 1977 AS DOCUMENT 24041775, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 02-12-200-021-1045 and ~~02-12-200-091~~ 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 premises not in tenancy in common, but in joint tenancy forever.

DATED this 11TH day of June, 1987.

Adam S. Palikij (Seal) _____ (Seal)

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ADAM S. PALIKIJ, widower, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument appeared here 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 12TH day of June, 1987.

This instrument was prepared by: KOVITZ, SHIFRIN, LEY, WAITZMAN, SMOLLER & GLINK
1500 West Shure Drive Suite 750, Arlington Heights, Illinois 60004
Address of property: 1243 Baldwin, Unit 108, Palatine, Illinois 60067
Send tax bills to: SAME AS ABOVE Mail to: Stephen Vankooten

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Property of Cook County Clerk's Office

DEPT-01 \$12.25
T#0003 TRAN 1315 06/18/87 10:45:00
#38924 C *-87-333274
COOK COUNTY RECORDER

-87-333274

RECORDED 1997 JUN 23 10 13 AM

074134
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUN 18 '87
PA. 11431
26.50

COOK COUNTY CLERK'S OFFICE
167013
PB 1:687
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 18 '87 DEPT. OF REVENUE
26.50

87333274

12-25