

WARRANTY DEED  
State of Illinois  
(Individual to Individual) 30073334

UNOFFICIAL COPY

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
FEB 12 '90 DEPT. OF REVENUE  
68.00

THE GRANTORS, BRIAN G. LESTER and ZORKA R. LESTER, his wife

of the Village of Palatine County of Cook State of Illinois for and in consideration of TEN and NO/100

DOLLARS, and other good and valuable consideration paid, CONVEY and WARRANT to DOROTHY J. VIOLA, a widow 574 Fairway View Drive, Wheeling, Illinois

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP FEB 12 '90 DEPT. OF REVENUE 34.00

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE) the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE

30073334

30073334

DEPT-01 RECORDING \$13.25  
T#4444 TRAN 3047.02/14/90 02:20:00  
#2107 # D \* -90-073334  
COOK COUNTY RECORDER

REVENUE STAMPS OR RECORDING STAMPS

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): 02-12-200-021-1056, 02-12-200-091-0000  
Address(es) of Real Estate: 1243 Baldwin Lane, Unit 609, Palatine, Illinois

DATED this 8<sup>th</sup> day of February 1990

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
BRIAN G. LESTER (SEAL) ZORKA R. LESTER (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public and for said County, in the State aforesaid, DO HEREBY CERTIFY that

OFFICIAL SEAL  
HENRY ERIC SCHMALZ  
NOTARY PUBLIC STATE OF ILLINOIS  
COMMISSION EXP. NOV 1 1990

Brian G. Lester and Zorka R. Lester, his wife  
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 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 8<sup>th</sup> day of February 1990  
Commission expires November 1 1990

NOTARY PUBLIC

This instrument was prepared by Eric Schmalz, 165 East Palatine Road, Palatine, Ill 60067 (NAME AND ADDRESS)

MAIL TO: Robert J. Schow (Name)  
100 S. Delaerock N45E2 (Address)  
Nalington N45E2H. 60067 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Dorothy J. Viola (Name)  
1243 Baldwin Lane Unit 609 (Address)  
Palatine, Illinois 60067 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

325

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## PARCEL 1:

UNIT 609 IN SAN TROPAT 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 NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL, 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 PLACE OF BEGINNING OF THE PARCEL OF LAND THEREIN DESCRIBED; THENCE WEST 77.0 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.49 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 23448135, TOGETHER WITH AN UNDIVIDED 1.424 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPREHENDING 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 OF PARCEL 1, AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAT 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 23448134 AND CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NO. 1067400 TO BRIAN G. LESTER AND ZORKA R. LESTER, HIS WIFE, DATED APRIL 25, 1977 AND RECORDED SEPTEMBER 6, 1977 AS DOCUMENT NUMBER 24091269 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 02-12-200-021-1056

(Parcel 1)

PERMANENT INDEX NO. 02-12-200-091-0000

(Parcel 2)

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