

UNOFFICIAL COPY

WARRANTY DEED

97457636

97-925758-5543

THE GRANTOR(S),
JAMES L. FRITTS AND MARY C. FRITTS, HIS WIFE

DEPT-01 RECORDING \$23.50
T#0001 TRAN 9648 06/25/97 10:58:00
4478 + RH #-97-457636
COOK COUNTY RECORDER

of the CITY of PALATINE County of COOK State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to
BOGDAN ZIEBA AND ELENA CHULUKANOVA
1526 CRIMSON LANE, #2A, PALATINE, ILLINOIS 60067

the following described Real Estate to wit:

(SEE REVERSE SIDE HEREOF FOR LEGAL DESCRIPTION)

SUBJECT TO: Taxes for the year 1997 and subsequent years; covenants, easements and restrictions of record.

2350
108

STRIKE INAPPLICABLE:

- A) Not in Tenancy in Common, but in Joint Tenancy
- ~~B) Not as Joint Tenants, or Tenants in Common, but as Tenants by the Entirety~~

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): 02-12-200-021-007

Address(es) of Real Estate: 1243 E. BALDWIN #401, PALATINE ILLINOIS 60067

James L. Fritts (SEAL)
JAMES L. FRITTS

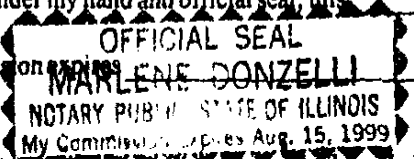
DATED this 5th day of June, 1997.
Mary C. Fritts (SEAL)
MARY C. FRITTS

____ (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

JAMES L. FRITTS AND MARY C. FRITTS personally known to me to be the same person 3 whose names 3 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 5th day of June, 1997.



Marlene Donzelli
NOTARY PUBLIC

This instrument was prepared by: Andrew J. Rukavina, 140 W. Lake St., Bloomingdale, IL 60108

MAIL TO

Mail To: Lys Kuczynska
6100 N. Cicero
Chicago, IL 60646

Send Subsequent Tax Bills To:
Bogdan + Elena Zieba
1526 Crimson Lane 2A
Palatine, IL 60067

97457636

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UNIT 401 IN SAN TROPAL 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 LIEN THEREOF OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID NORTH WEST QUARTER OF THE NORTH EAST QUARTER THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH WEST QUARTER OF THE NORTH EAST QUARTER, 282.96 FEET (THE SOUTH LINE OF SAID NORTH WEST QUARTER OF THE NORTH EAST QUARTER BEING ASSUMED AS RUNNING DUE EAST AND WEST OF 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 EAST 77.0 FEET THENCE SOUTH 123.0 FEET THENCE EAST 71.40 FEET THENCE SOUTH 59.17 FEET THENCE WEST 38.0 FEET THENCE SOUTH 173.0 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 1.272 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY). ALSO RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION OF THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

0 6 8 4 3 2
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 25 '97
DEPT. OF REVENUE
78.00
PB. 11202

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUN 25 '97
39.00
PB. 11425

96925926