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Cook County Recorder 25.50



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

356426

**Ticor Title**

**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE**

THE GRANTOR(S) Joanne M. Pflieger, divorced and not since remarried of the Village of Palatine, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Iryna Tsenglevich (GRANTEE'S ADDRESS) 1516 Crimson Lane, Palatine, Illinois 60067

of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO:** general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the purchaser's 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): 02-12-200-092-1055  
Address(es) of Real Estate: 1275 Baldwin #505, Palatine, Illinois 60067

Dated this 28<sup>th</sup> day of April 19 99

\_\_\_\_\_  
\_\_\_\_\_

Joanne M. Pflieger  
Joanne M. Pflieger

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1998-07-02 10:17:00



CLERK OF COURT  
COOK COUNTY, ILLINOIS

THE GRANTOR(S) JOHNS M. PETERSON, JR. and JANE M. PETERSON, JR. of Cook County, Illinois do hereby certify that the following described Real Estate situated in the County of Cook, in the State of Illinois is the property of the Grantor(s) and is being conveyed to the Grantee(s) by deed and is not subject to any lien, mortgage, judgment, or other claim of any person or entity, and that the Grantor(s) warrant that the title to the Real Estate is good and valid.

THE GRANTOR(S) JOHNS M. PETERSON, JR. and JANE M. PETERSON, JR. of Cook County, Illinois do hereby certify that the following described Real Estate situated in the County of Cook, in the State of Illinois is the property of the Grantor(s) and is being conveyed to the Grantee(s) by deed and is not subject to any lien, mortgage, judgment, or other claim of any person or entity, and that the Grantor(s) warrant that the title to the Real Estate is good and valid.

THE GRANTOR(S) JOHNS M. PETERSON, JR. and JANE M. PETERSON, JR. of Cook County, Illinois do hereby certify that the following described Real Estate situated in the County of Cook, in the State of Illinois is the property of the Grantor(s) and is being conveyed to the Grantee(s) by deed and is not subject to any lien, mortgage, judgment, or other claim of any person or entity, and that the Grantor(s) warrant that the title to the Real Estate is good and valid.

Witness my hand and the seal of Cook County, Illinois, this 12th day of July, 1998.

\_\_\_\_\_  
Clerk of Court

\_\_\_\_\_  
Notary Public

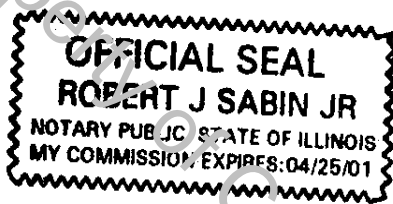
Property of Cook County Clerk's Office

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joanne M. Pflieger, divorced and not since remarried

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 28<sup>th</sup> day of April 1999

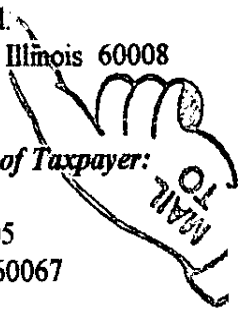


*[Signature]* (Notary Public)

Prepared By: Robert J. Sabin Jr.  
855 E. Golf Rd. Suite 1144  
Arlington Heights, IL 60005-

Mail To:  
Ronald Lake  
1941 Rhowling Rd.  
Rolling Meadows, Illinois 60008

Name & Address of Taxpayer:  
Iryna Tsenglevich  
1275 Baldwin #505  
Palatine, Illinois 60067



IBT #  
1174-8184

STATE OF ILLINOIS  
MAY--99 095.00  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE 966868

Cook County  
REAL ESTATE TRANSACTION TAX  
MAY--99 047.50  
REVENUE STAMP 963204

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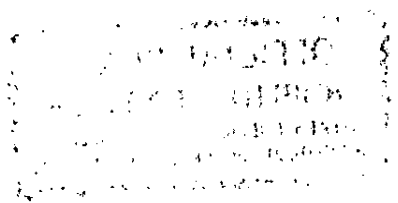
STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, being a resident of the State of Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk of Cook County, Illinois.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_ Clerk of Cook County, Illinois

Property of Cook County Clerk's Office



Attest: \_\_\_\_\_  
County Clerk of Cook County, Illinois

Notary Public  
My Commission Expires \_\_\_\_\_  
My Office is located at \_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "A"

**Legal Description**

**PARCEL 1:**

UNIT NUMBER 505 IN SAN TROPAI CONDOMINIUM BUILDING NUMBER 2, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTH 780 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, 757.17 FEET (THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION), THENCE NORTH 134 FEET TO A POINT FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE SOUTH 77 FEET; THENCE WEST 88 FEET, THENCE SOUTH 13.4 FEET; THENCE WEST 217.17 FEET; THENCE NORTH 77 FEET; THENCE EAST 123 FEET, THENCE NORTH 71.40 FEET; THENCE EAST 59.17 FEET; THENCE SOUTH 58 FEET; THENCE EAST 123 FEET TO THE POINT OF BEGINNING WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 24917327, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, 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 TROPAI 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

County of Cook Clerk's Office

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Page Description

PARCEL 1  
UNIT NUMBER 50 IN SAN TROPICAL CONDOMINIUM BUILDING NUMBER 2 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE THAT PART OF THE SOUTH 780 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF OR THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14 OF TOWNSHIP 23 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL

MERIDIAN DESCRIBED AS FOLLOWS  
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 THERE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 171.17 FEET (THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION) THERE NORTH 111 FEET TO A POINT FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED THERE SOUTH 77 FEET THERE WEST 88 FEET THERE SOUTH 134 FEET THERE WEST 217 FEET THERE NORTH 77 FEET THERE EAST 113 FEET THERE NORTH 210 FEET THERE EAST 117 FEET THERE SOUTH 28 FEET THERE EAST 122 FEET TO THE POINT OF BEGINNING WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OR CONDOMINIUM RECORD AS DOCUMENT 20120227 TOGETHER WITH ITS PROVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS 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 CONDOMINIUM CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPICAL PLANNED RESIDENTIAL DEVELOPMENT MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 16400 DATED MARCH 21, 1976 AND RECORDED APRIL 11, 1976 AS DOCUMENT 16400.

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