

SAN TROPAI CONDOMINIUM HOMES

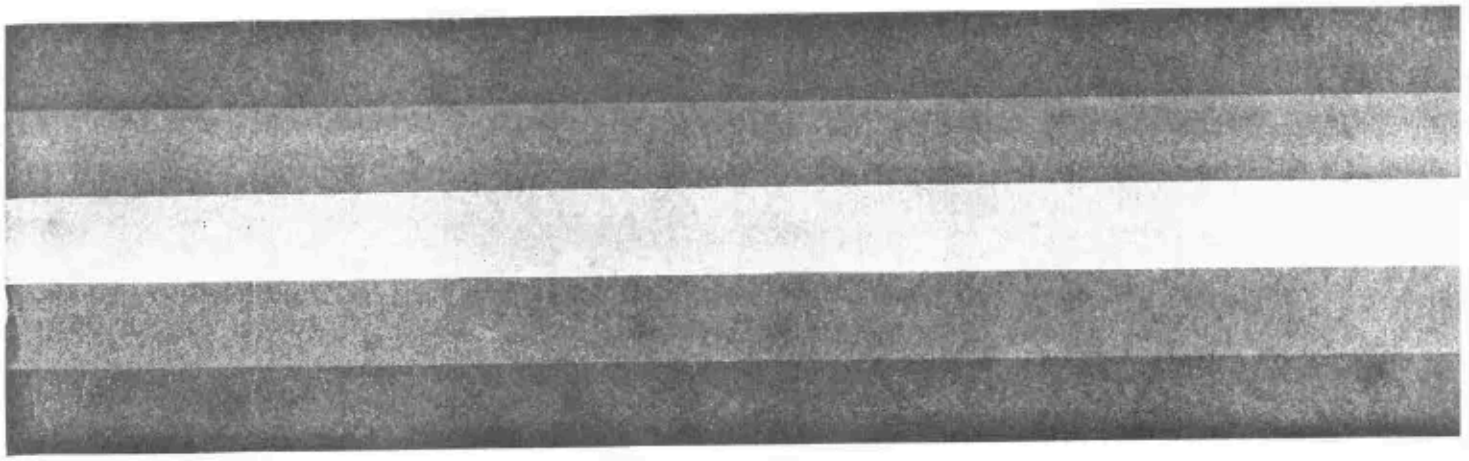
UNPARALLELED.

This might well be the word which best describes life and living at San Tropai in Palatine. For San Tropai is just that. And in so many distinctively different ways. For here, luxury and elegance have been uniquely blended together and set amidst an idyllic country club environment with the result being the finest condominium homes available.

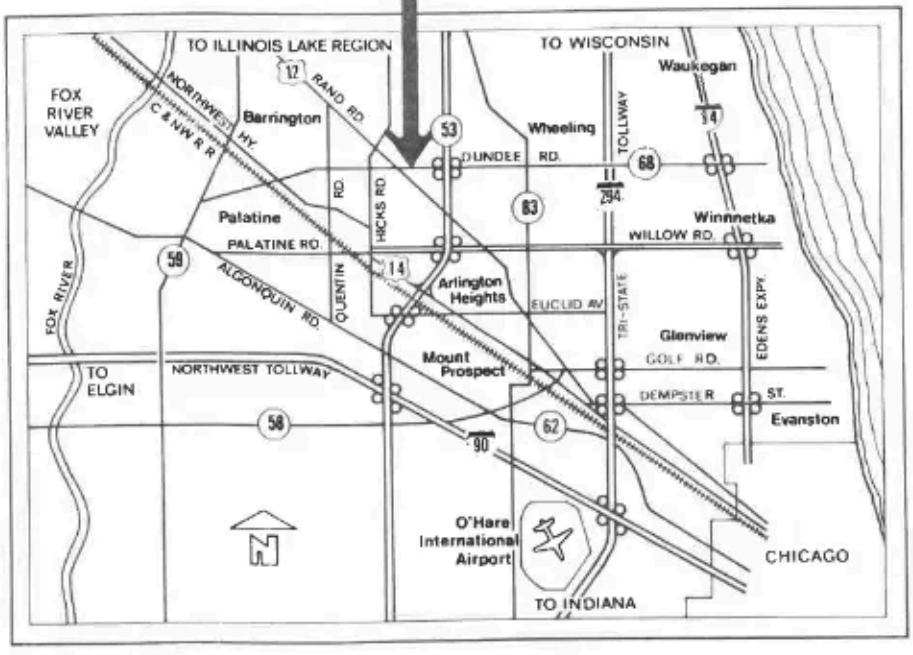
San Tropai is 24 picturesque acres of scenic beauty that have been totally committed to a better way of life. It's a vacation right in your own backyard. It's a place where you can take an evening stroll under a clear night sky. Or take a deep, clean breath and just relax next to your own private lake and contemplate tomorrow.

And it would be rare indeed if you were unable to find a partner for a few sets of tennis on one of four lighted courts. There's even a lighted basketball court. For the less active, our pitch and putt greens are perfect for sharpening up a rusty golf game. Or maybe you would simply prefer to take a refreshing dip in the pool.

In case you happen to be the indoor type, our elegantly-appointed clubhouse is the perfect place to while away the hours. There's ping pong. And billiards. A social room and hobbycraft room. You can even shed a few extra pounds in the exercise room. Or the sauna.



SAN TROPAI
CONDOMINIUM HOMES



SAN TROPAI
CONDOMINIUM

San Tropai is located in the model northwest suburban community of Palatine and only a 40-minute drive from Chicago's loop.
Easily accessible are key highways and the Northwest and Tri-State tollway systems.

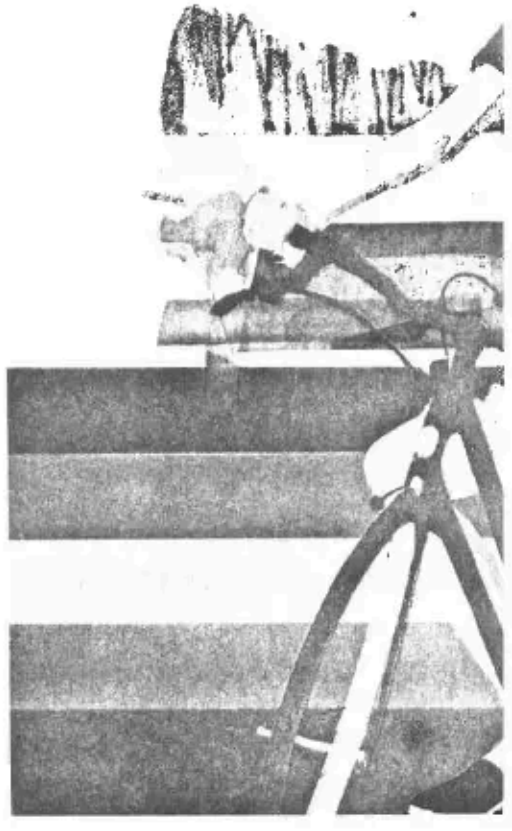
Commuter service from Palatine is available via the Chicago and Northwestern Railroad. And within 20 minutes by car is O'Hare International Airport.

To the north, less than an hour away, is the Illinois lake region, the gateway to Wisconsin.

SAN TROPAI CONDOMINIUM HOMES
1215 E. Dundee Road, Palatine, Illinois 60067
Telephone 359-4510

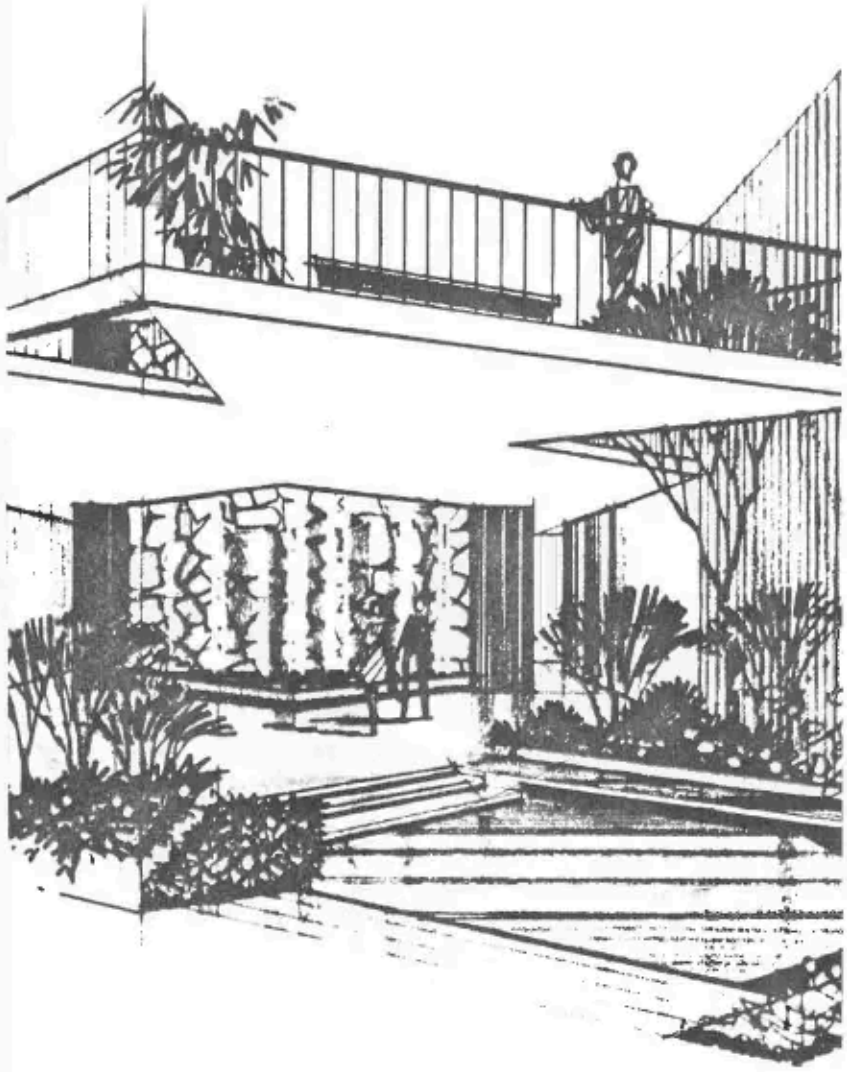
Open 7 days a week from 10 a.m. to 6 p.m.

EQUAL HOUSING OPPORTUNITIES



FOR THOSE WHO PREFER
to simply relax in the privacy of their own home, they can do so in interiors that are luxurious and unrivaled. From the exquisite lobby to your magnificent home, nothing has been left undone. Every effort has been taken to bring you the finest, most elegant surroundings that money can buy. Whether you choose a standard one or two bedroom home or one of our unequaled penthouses, you can be assured that our primary concern is superior quality.

And if you choose to sit on your balcony or gaze placidly out the window, you will surely feel a surge of pride in what you see. Because you will know that you are a part of the most complete condominium community to have ever been built. A community that offers a total way of life.



SAN TROPAI CONDOMINIUM HOMES

INCLUDED IN YOUR HOME

- Hotpoint no-frost refrigerator/freezer
- Roper continuous clean double oven
- Roper dishwasher
- Disposal
- Shag carpeting
- Ceramic tile bath
- Stainless steel double sink
- Decorator vinyl kitchen floor tile or carpeting
- Two styles of kitchen cabinets
- Decorator paint selection
- Formica counter tops
- Individual heating & air-conditioning
- Large balcony off living room and bedroom
- Insulated glass and screens
- Cultured marble vanities
- IBT telephone and closed circuit security system
- Door viewer
- Security locks
- Master TV antenna
- Light fixtures

INCLUDED IN YOUR BUILDING

- Central hot water heater
- Central water softening system
- Masonry, steel, concrete construction
- Engineered sound conditioning
- Air conditioned lobby and hallways
- Two automatic elevators
- Carpeted hallways
- "Wilkinson" refuse chute with automatic compactor and removal
- Designer laundry and lounge
- Recreation room
- Storage lockers
- Luxury-appointed lobbies

INCLUDED IN YOUR DEVELOPMENT

- 24 hour security guard system
- Four lighted tennis courts
- Lighted basketball court
- Pitch and putt greens
- Street and walkway lighting
- Double deck parking with direct entrance to building
- Children's playground
- Adult swimming pool
- Children's swimming pool
- Lake
- Entire area fenced

Recreational facility to include:

- Sauna
- Exercise room
- Social room
- Hobbycraft room
- Billiard and ping pong room
- Shower and dressing room

SAN TROPAI
CONDOMINIUM HOMES

ESTIMATED MONTHLY TAXES AND MAINTENANCE

FLOOR	UNIT A		UNIT B		UNIT C		UNIT D	
	Maint.	Taxes	Maint.	Taxes	Maint.	Taxes	Maint.	Taxes
1	48.10	57.20	47.90	54.27	39.90	39.60		
2	48.50	57.93	48.30	55.00	40.30	40.33		
3	48.90	58.67	48.70	55.73	40.70	41.06	44.40	44.00
4	49.30	60.13	49.10	56.63	41.10	41.80	44.80	45.47
5	49.70	61.60	49.50	57.93	41.50	42.53	45.20	46.93
6	50.10	66.00	49.90	59.40	41.90	44.00		

Estimate for real estate taxes is based upon assessed valuation by using 22% of the sales price (less 20% for personal property and carpeting, and appliances) times the tax note of $10.81 per one hundred dollars of assessed valuation.

SAN TROPAI
CONDOMINIUM HOMES

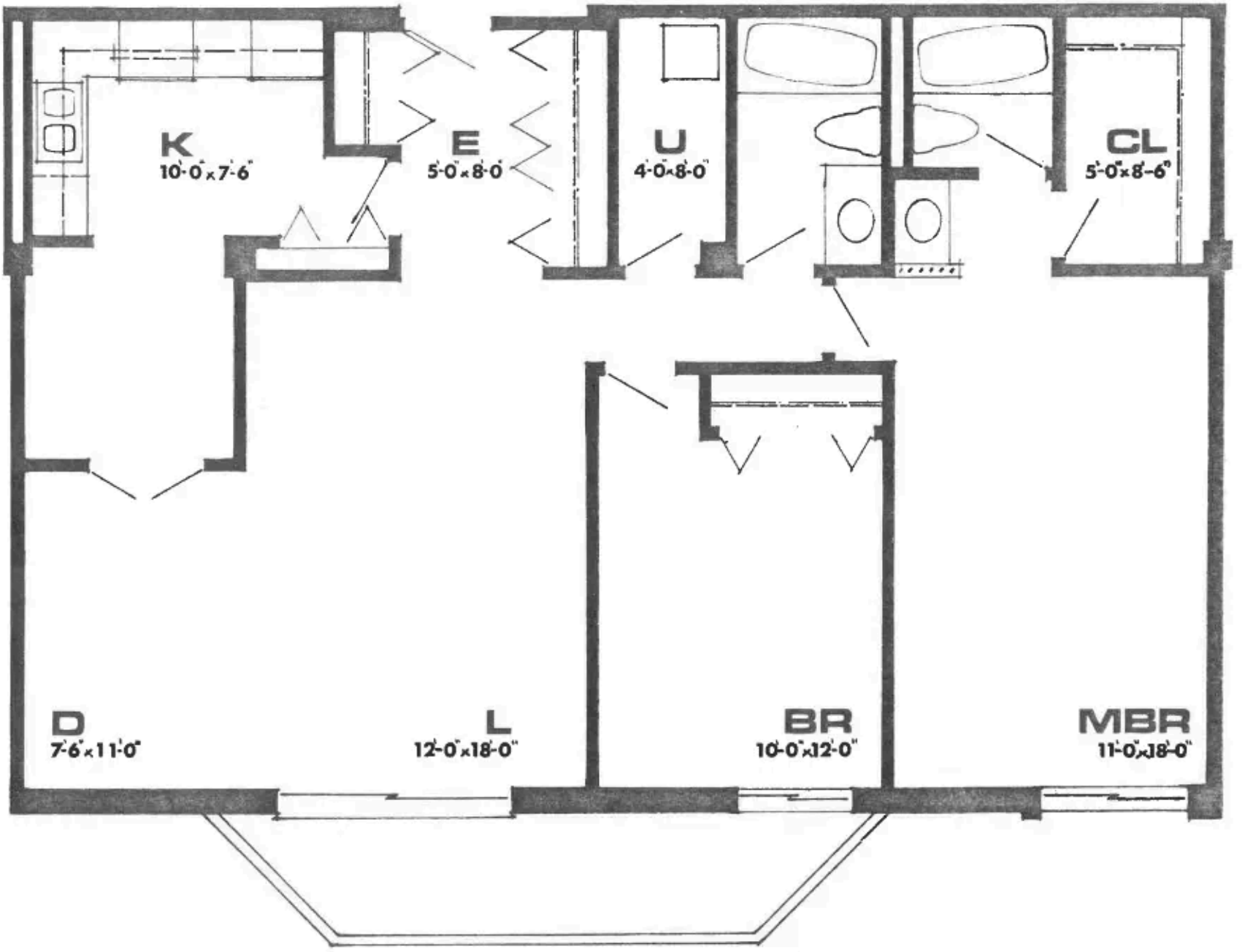
SAN TROPAI DEVELOPMENT COMPANY

This Company is a division of V.B.Smigel and Associates, Incorporated. The parent Company has been in existence since 1962. In that year they started building apartment buildings, homes, factories and commercial buildings throughout the Northern Illinois area in Cook, Lake, Kane and DuPage Counties. A list of projects that you may be familiar with are:

Willow Park Estates
Foxcroft on Briar
311 Oaksbury Lane
Golf Road Shopping Center
DuJardin Apartment Complex
Greenwood Apartments
Chateau Sixes
Alsip Apartment Complex
Bloomingdale Apartments
Rosemont Apartments
Oakwood Apartments
Devon Place Apartments

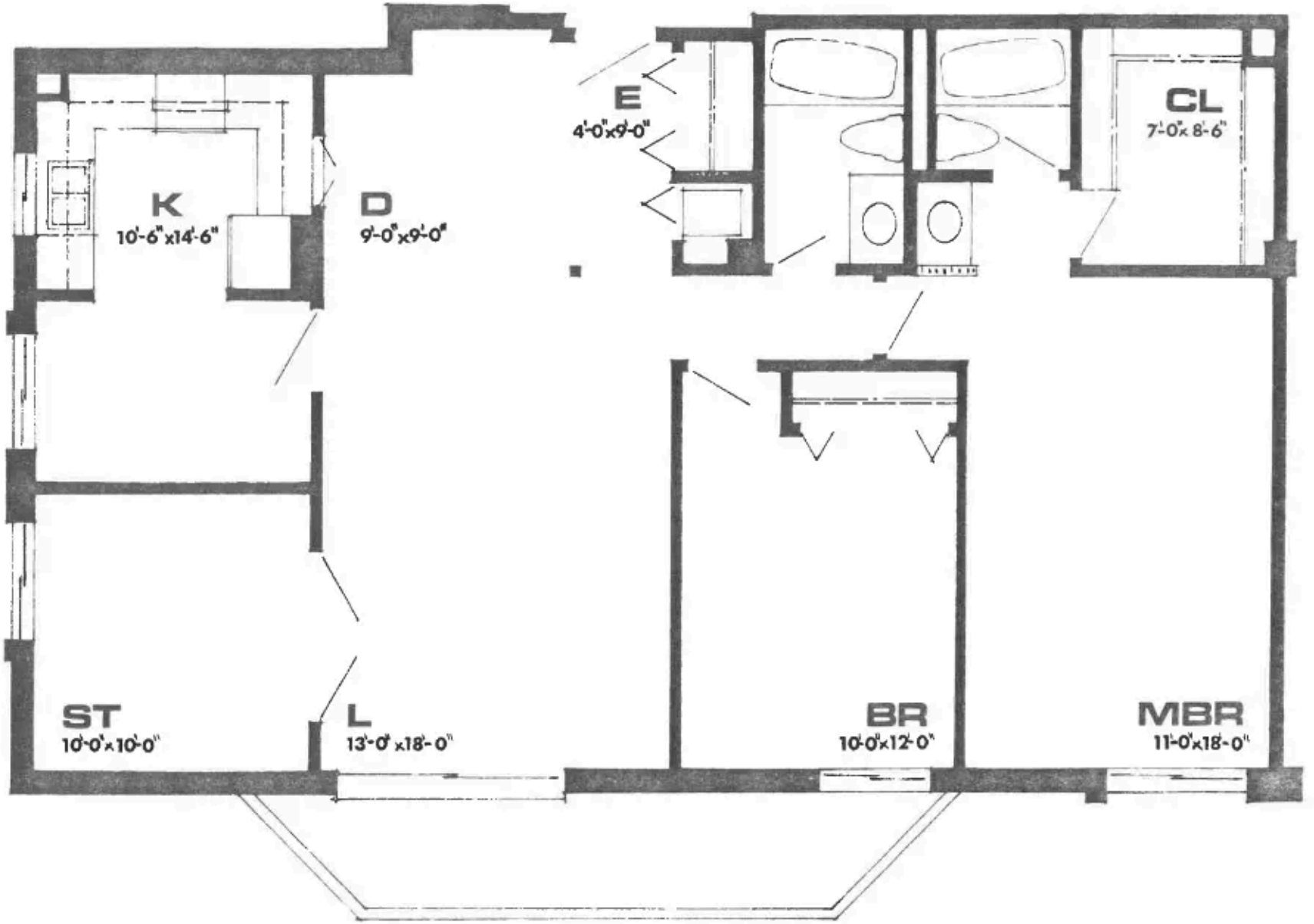
The Company has developed a keen knowledge of what constitutes a satisfied customer from a buyer of Real Estate properties standpoint; and is proud of it's record and history of being able to do just that. Satisfy its customer.

For San Tropai, top talent in all fields pertaining to this project has been hired in Design, Interior Decoration and Landscaping to deliver to you a unique Condominium Home, quite different from others that are available, extra things that you've always wanted, set in beautifully landscaped surroundings. We want you to join our old customers and become a satisfied customer in your new home in San Tropai.



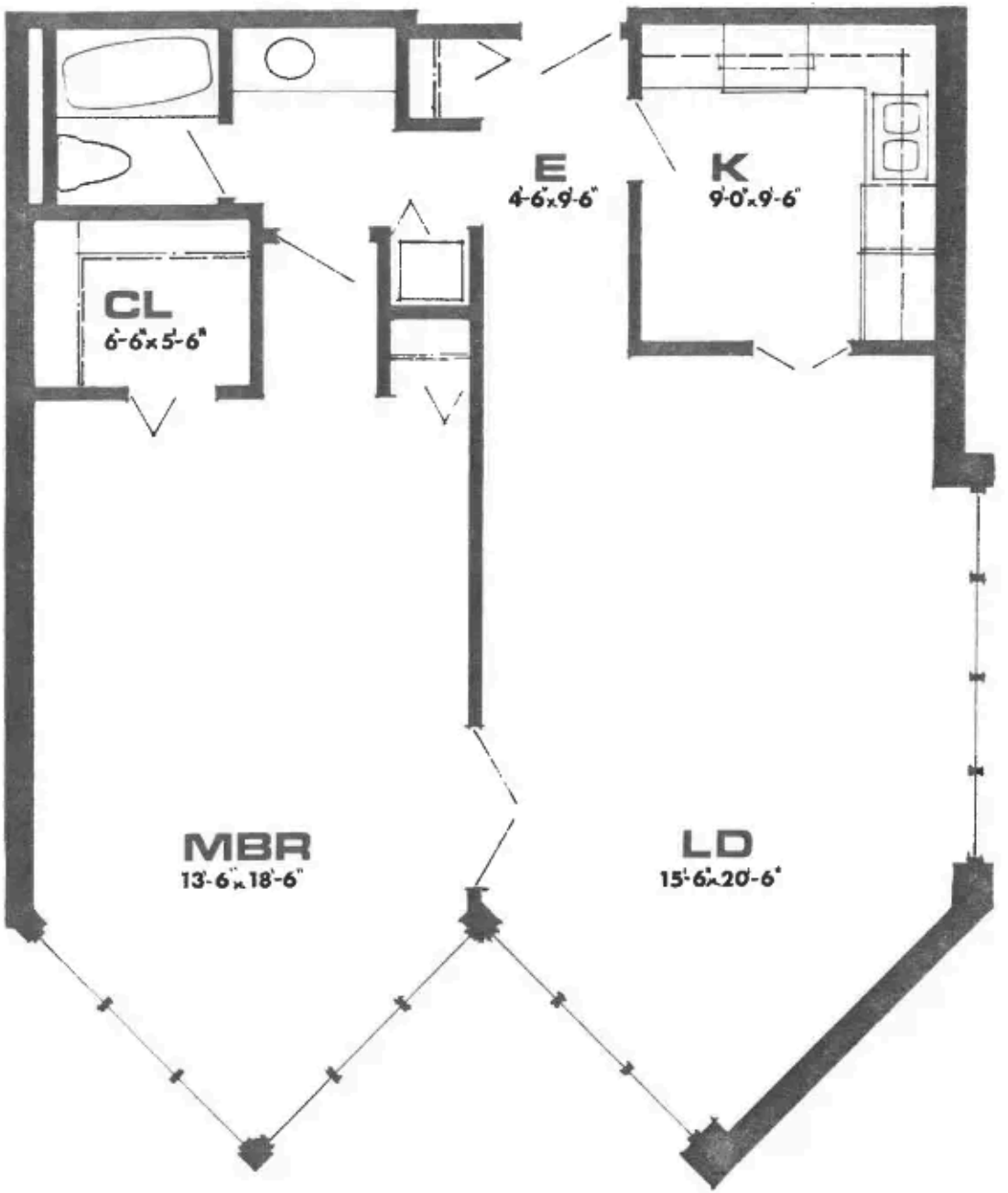
Room Sizes Approximate
Subject To Change Without Notice

Floor Plan B



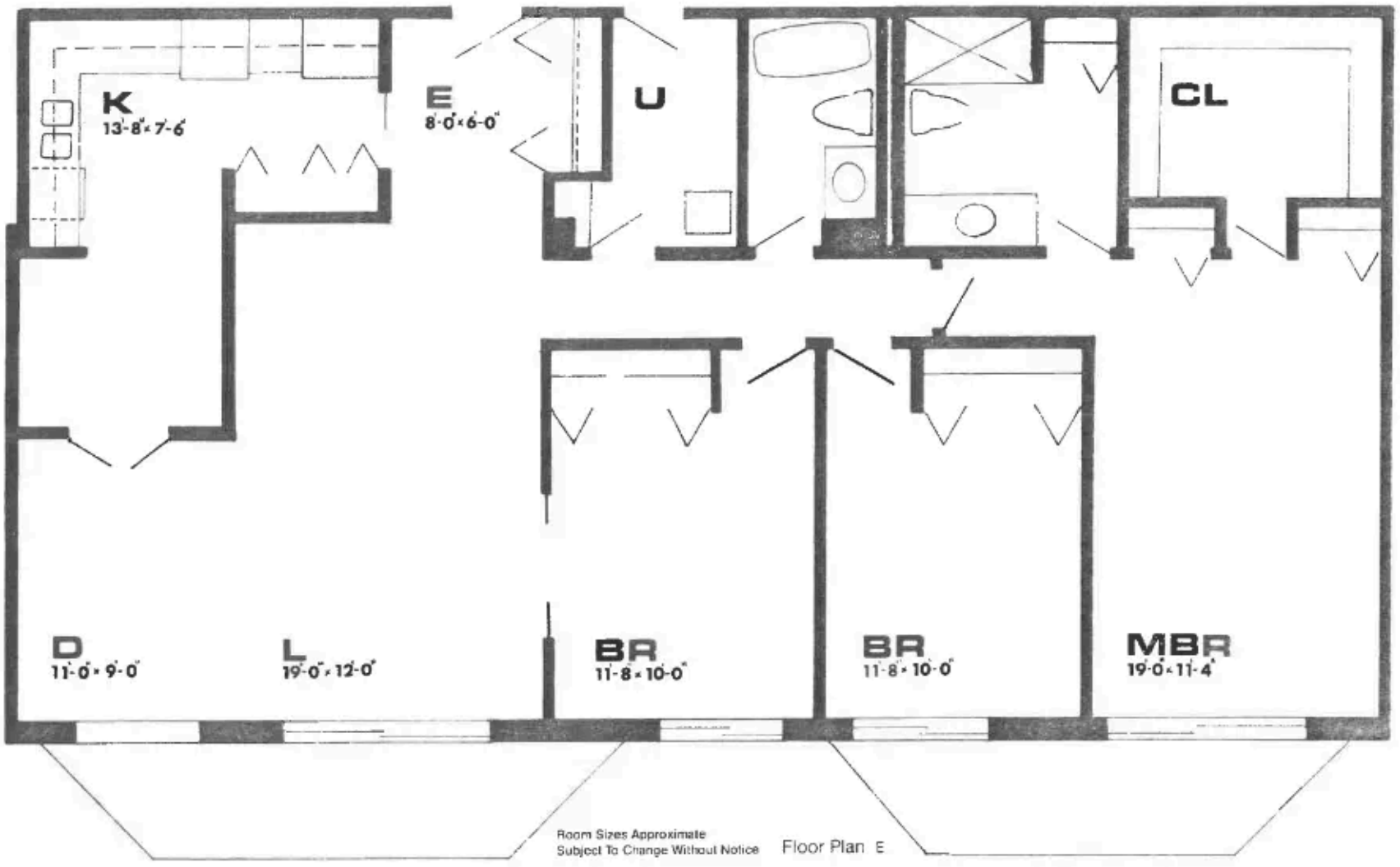
Room Sizes Approximate
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Floor Plan A



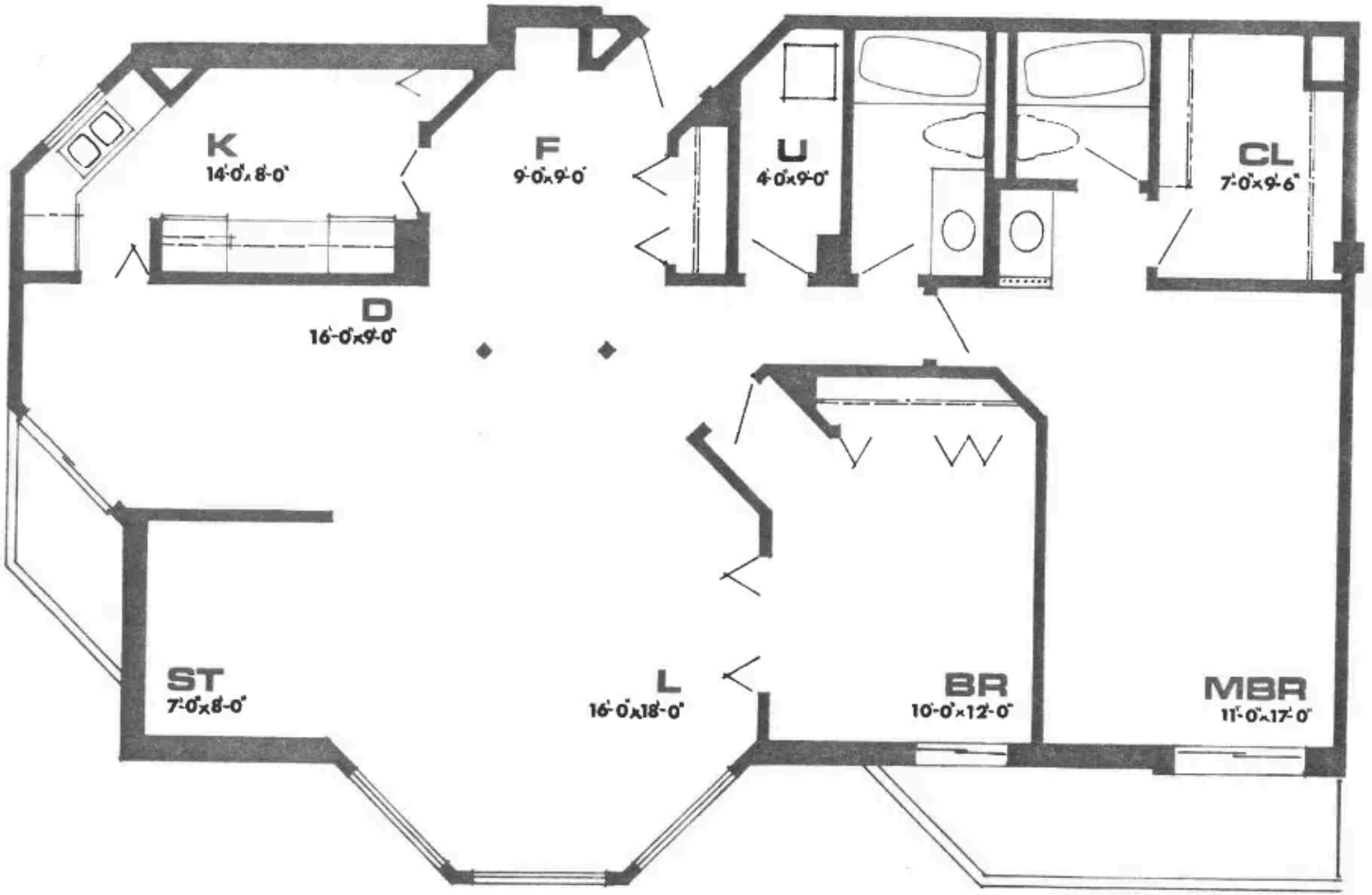
Room Sizes Approximate
Subject To Change Without Notice

Floor Plan D



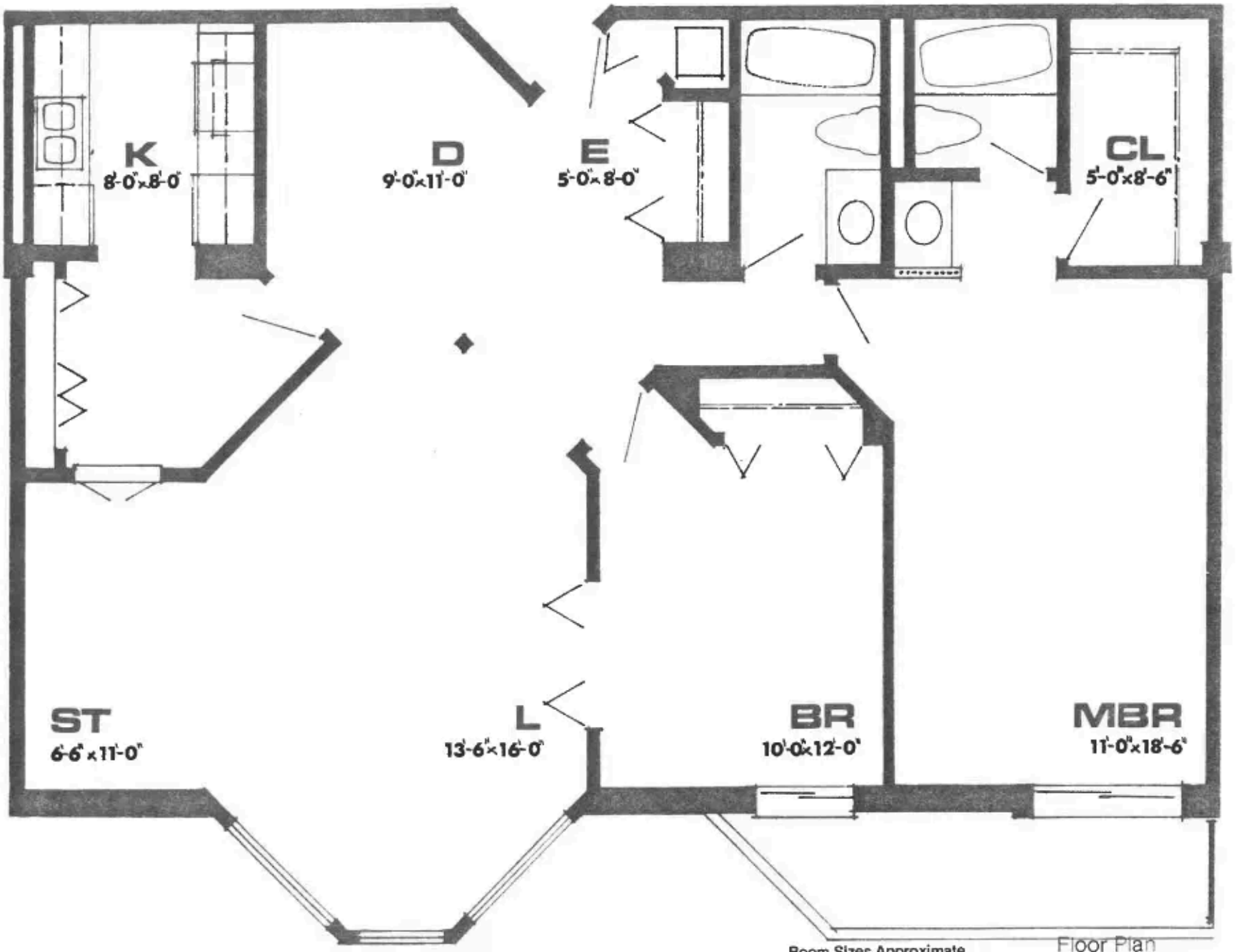
Room Sizes Approximate
Subject To Change Without Notice

Floor Plan E



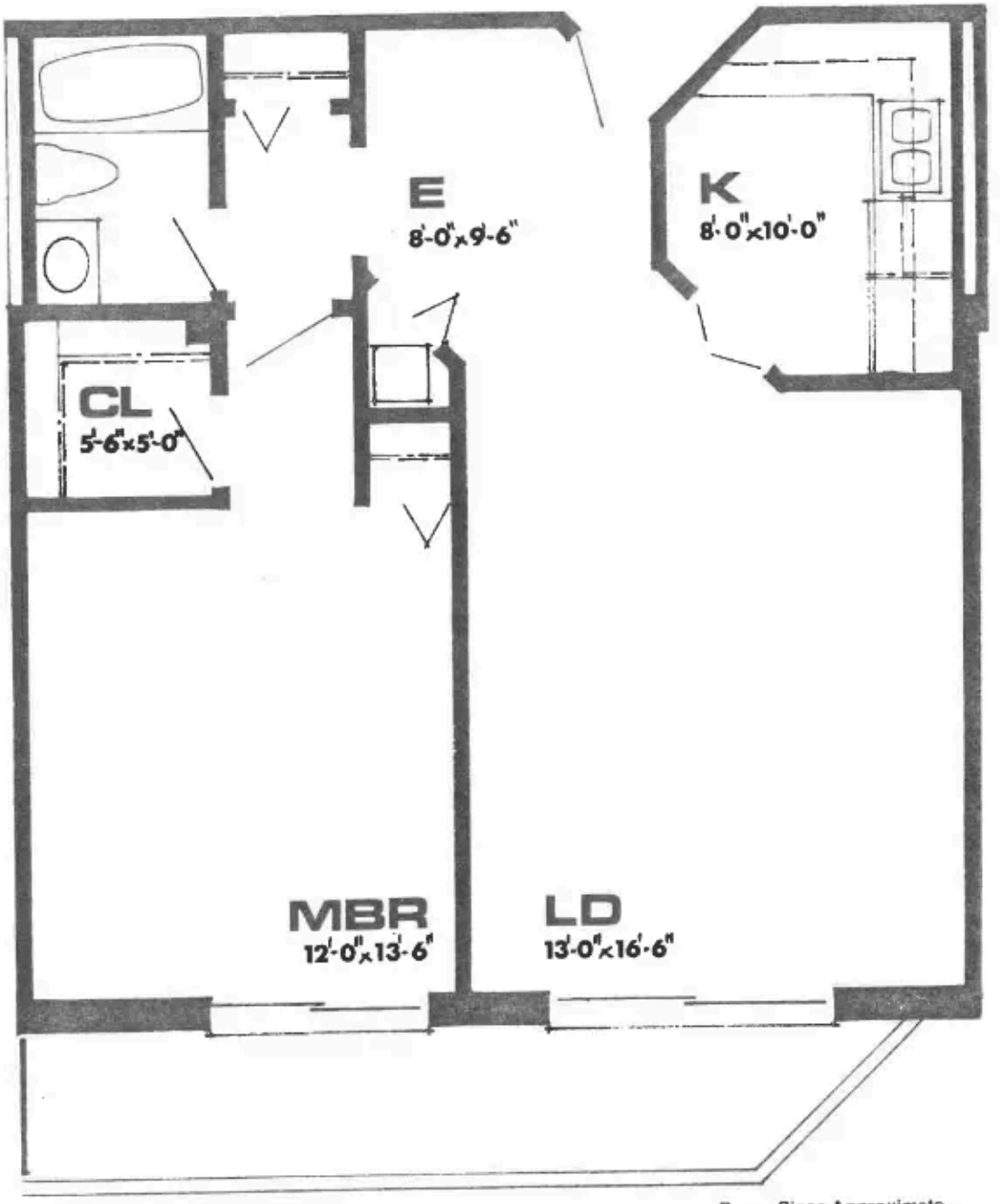
Room Sizes Approximate
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Floor Plan
Penthouse A



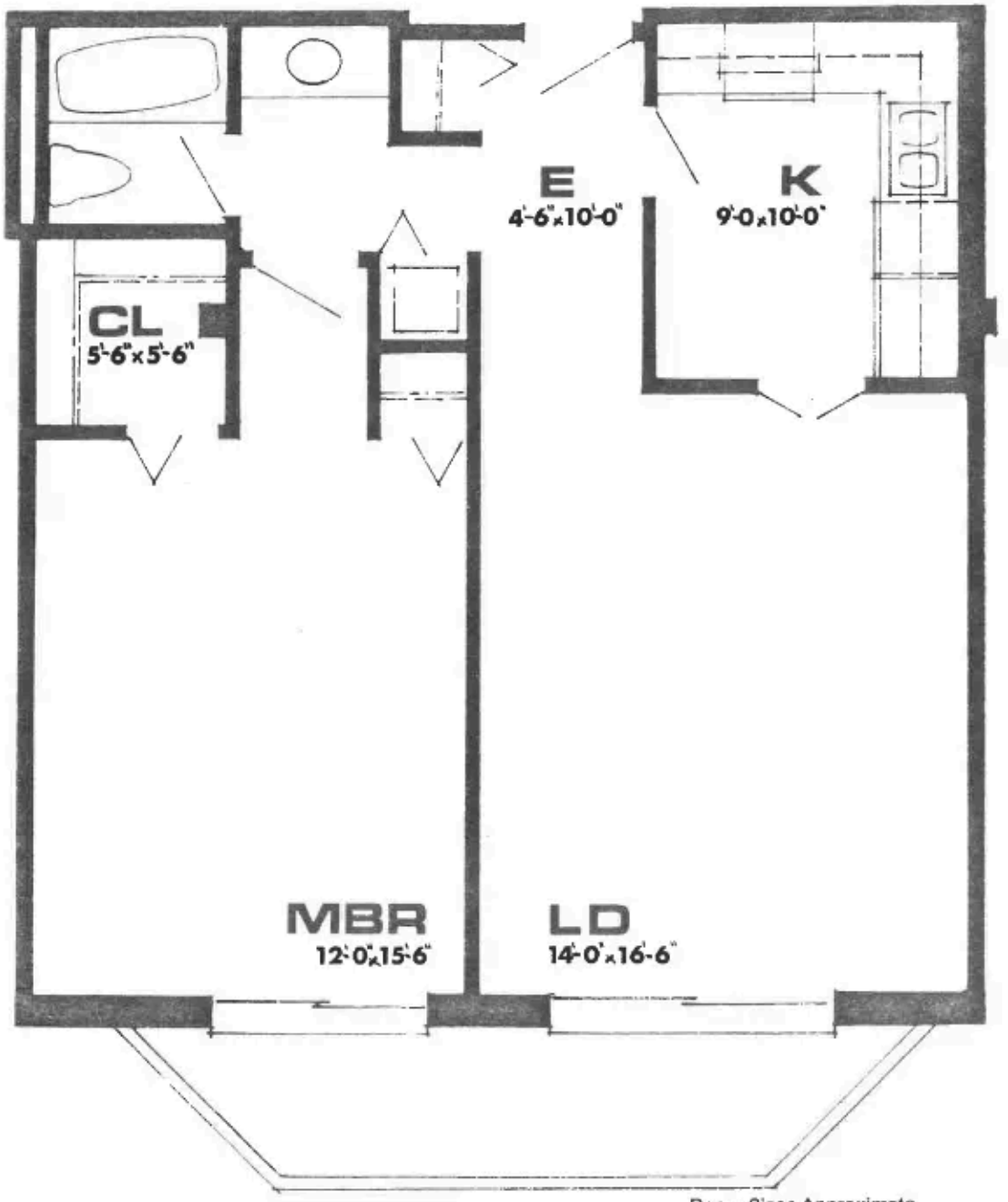
Room Sizes Approximate
Subject To Change Without Notice

Floor Plan
Penthouse B



Room Sizes Approximate
Subject To Change Without Notice

Floor Plan
Penthouse C



Room Sizes Approximate
Subject To Change Without Notice

Floor Plan C

San Tropai is located in the Arlington Heights/Palatine area, and is only a short drive from Chicago's loop.

- Easily accessible are key highways and the Northwest and Tri-State tollway systems.
- Commuter service via the Chicago and Northwestern Railroad is just minutes away.
- O'Hare International Airport is 20 minutes by car.
- The world's largest enclosed mall, Woodfield Shopping Center, is only minutes away.
- To the North, less than an hour away, is the Illinois lake region, the gateway to Wisconsin.

SAN TROPAI



DIRECTIONS: Take the Northwest Tollway or any East-West road to Route 53, North on 53 to Dundee Rd. (Rte. 68), turn West 1/4 mile to entrance. (Baldwin Lane)

SAN TROPAI
CONDOMINIUM HOMES

Baldwin Lane,
Palatine, Illinois 60067
Phone: (312) 359-4510



SAN TROPAI
CONDOMINIUM HOMES



Doris M. Thompson, CPM

SAN TROPAI CONDOMINIUM HOMES

1243 Baldwin Lane
Palatine, Illinois 60067

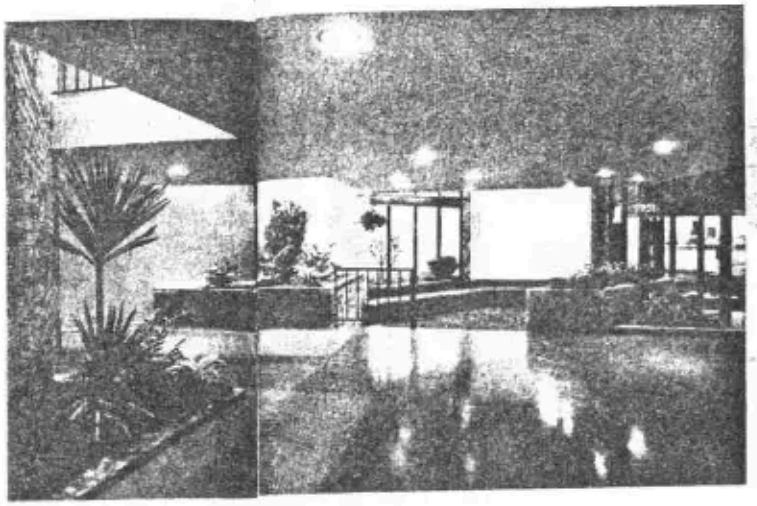
Telephone: (312) 359-4511

IN THE PRESTIGIOUS ARLINGTON HEIGHTS/ PALATINE AREA

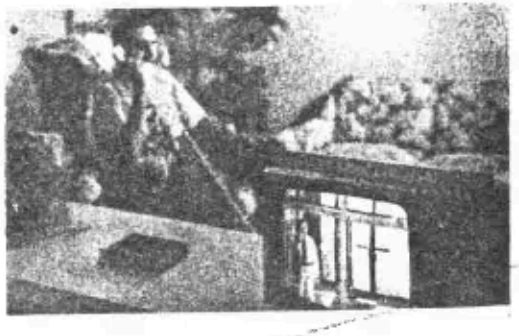
"Affordable luxury"

Every effort has been made to provide excellent quality and luxurious surroundings. . .at a price most everyone can afford. From the beautifully appointed foyer, to the elegant homes themselves. . .San Tropai is unparalleled, among Chicagoland's condominiums.





picture yourself at



SAN TROPAI
CONDOMINIUM HOMES

in a tastefully appointed residence, designed to meet the most discriminating needs of today's lifestyle...or picture yourself enjoying the outstanding recreational facilities.
To complete the picture, and to provide for your security and peace of mind, we've built our condominiums of masonry, steel and concrete. There is a lobby telephone and closed-circuit TV security system to each home.

SAN TROPAI CONDOMINIUM HOMES features

INCLUDED IN YOUR HOME

- No-frost refrigerator/freezer
- Continuous clean double oven & range
- Dishwasher
- Kitchen food disposer
- Choice of carpet colors
- Ceramic tile bath
- Stainless steel double sink
- Decorator vinyl kitchen floor tile or carpeting
- All wood kitchen cabinets
- Formica counter tops
- Individually controlled heating & air conditioning
- Large terraces
- Double insulated glass and screens
- Cultured marble vanities
- Telephone and closed circuit television security system
- Door viewer
- Security locks
- Master TV antenna
- Choice of decorator light fixtures

INCLUDED IN YOUR BUILDING

- Central hot water heater
- Central water softening system
- Masonry, steel, concrete construction
- Engineered sound conditioning
- Air conditioned lobby and hallways
- Carpeted hallways
- Refuse chute on every floor to automatic compactor
- Two automatic elevators
- Storage lockers
- Luxuriously appointed lobbies
- Second floor mezzanine lounge

INCLUDED IN YOUR COMMUNITY

- Street and walkway lighting
- Covered parking with parking
- Small private lake
- Swimming pool

NO EXTRA COST

RECREATIONAL FACILITY INCLUDES

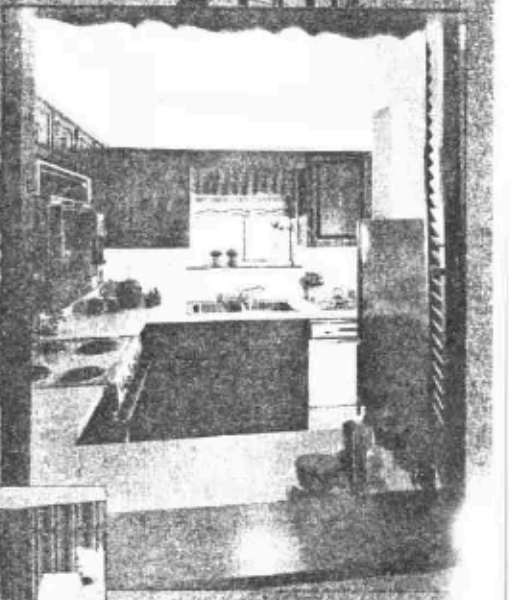
CLUB HOUSE

- Fireplace
- Kitchen/Dining facilities
- Saunas & exercise room
- Billiards

BATH HOUSE

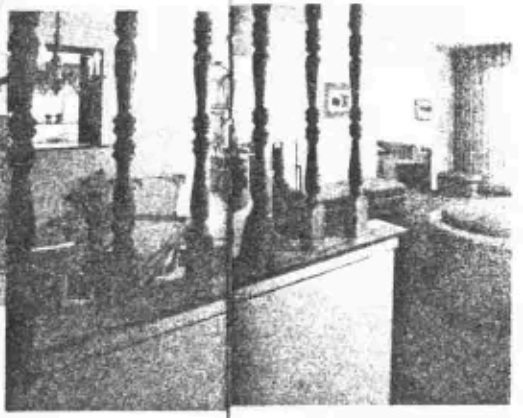
- Showers & dressing rooms











spacious rooms...

Unusually spacious, bright airy rooms that will comfortably accommodate your largest furnishings. Well-designed kitchens with top quality appliances. Elegant master suites. Exceptional closet space and storage with a walk-in closet in every home.

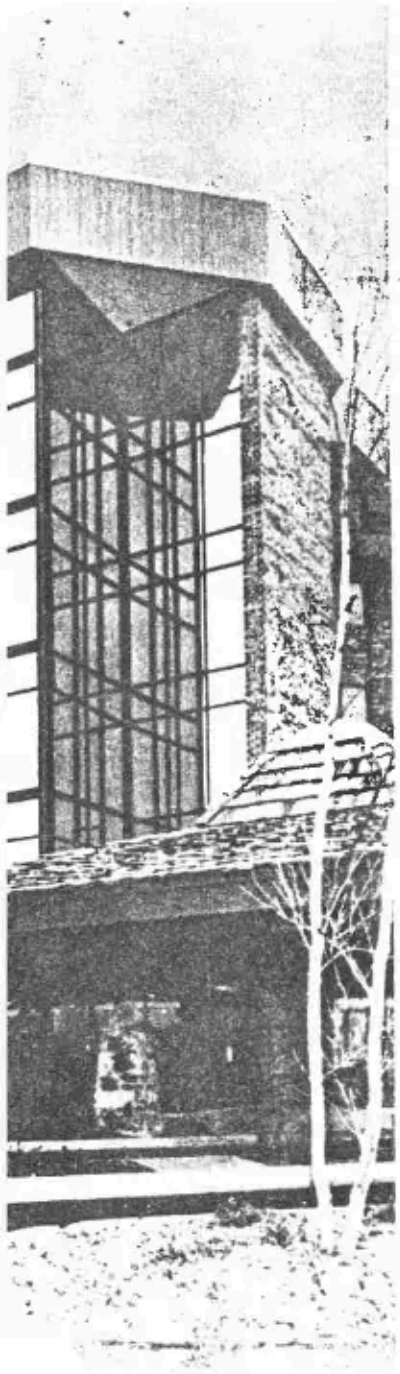
lovely carpeting...

Your choice of carpeting in a variety of rich decorator hues, is included in the purchase price.









SAN TROPAI CONDOMINIUM HOMES

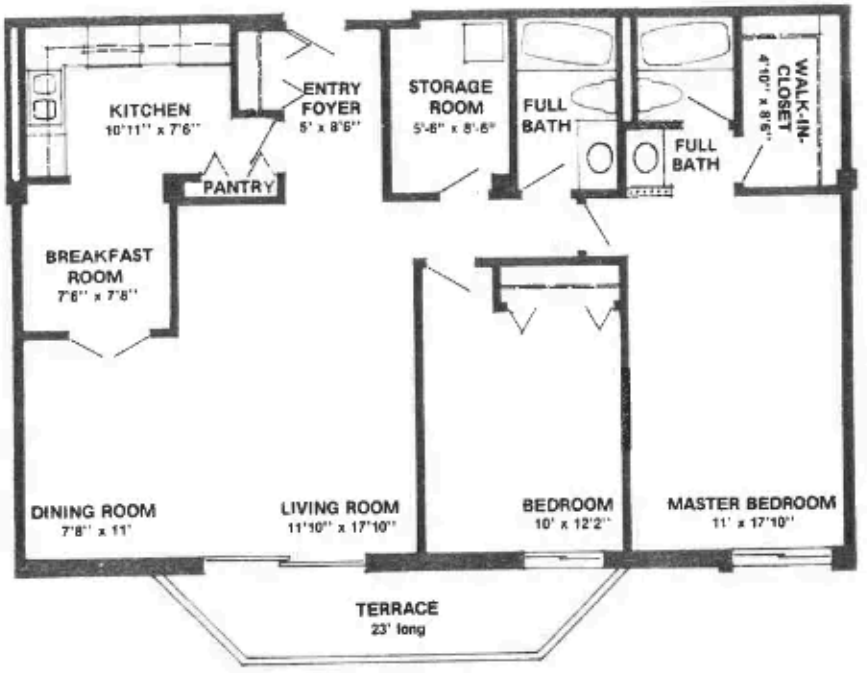
typical floor plans...

Other floor plans are available, please ask our Sales Consultant for details.

- **1 BEDROOM**
- **2 BEDROOM***
- **2 BEDROOM + LIBRARY/STUDY***
- **PENTHOUSES***
- **3 BEDROOM***

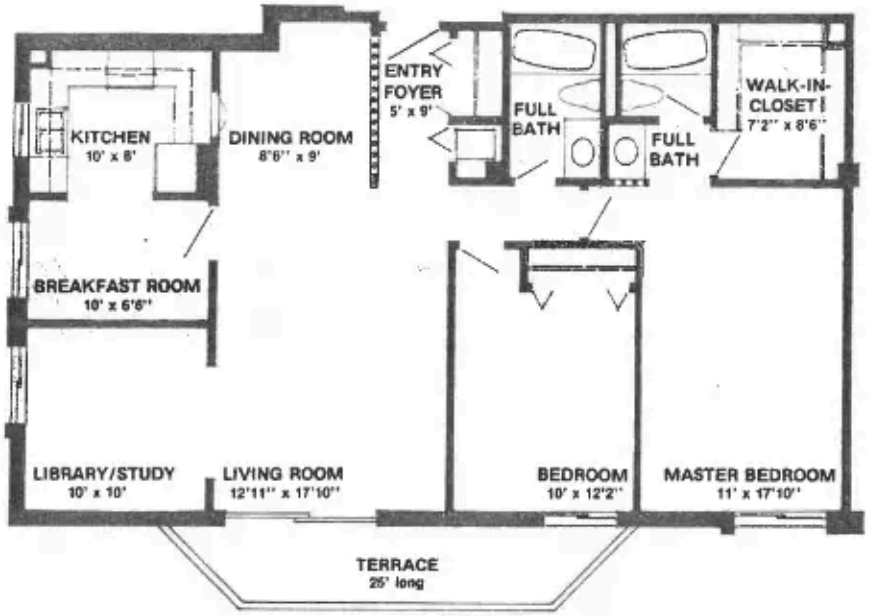
* Includes 2 full baths

All measurements shown are approximate "inside room" dimensions



B

- **2 BEDROOMS**
- **2 FULL BATHS**



A

- 2 BEDROOMS
- PLUS LIBRARY/STUDY
- 2 FULL BATHS

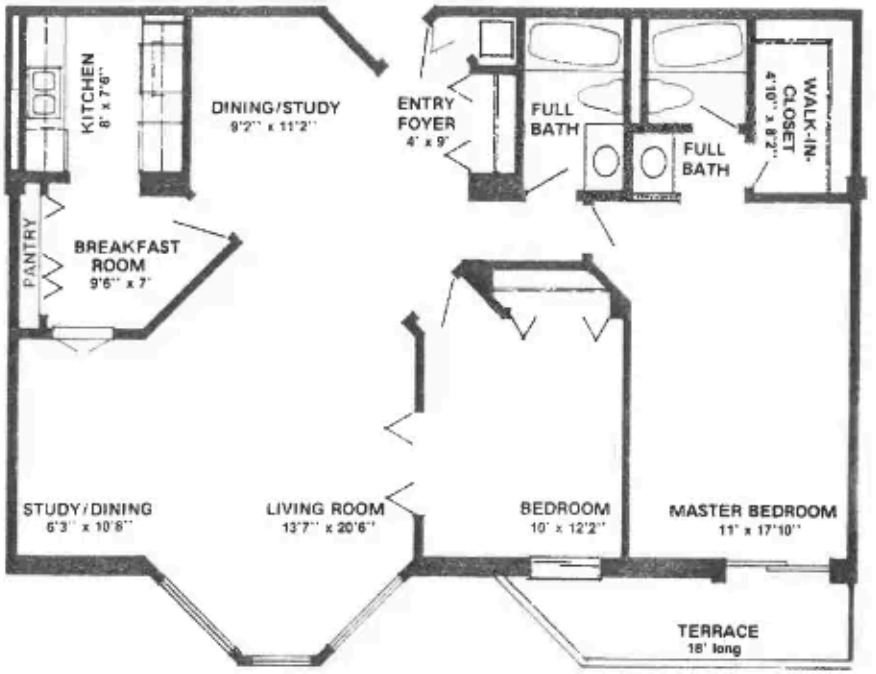
SAN TROPAI
CONDOMINIUM HOMES

SAN TROPAI
CONDOMINIUM HOMES

PENTHOUSE B

(Top floor only)

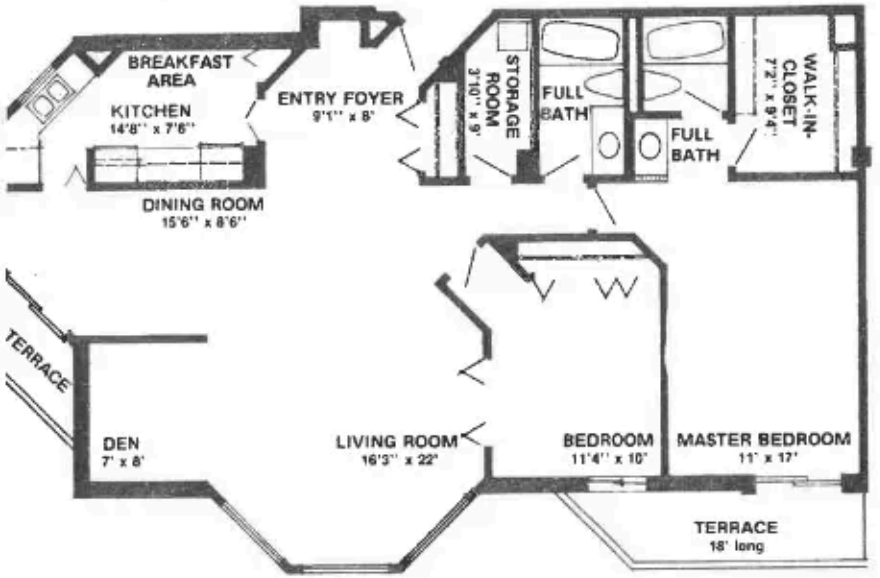
- 2 BEDROOMS
- PLUS STUDY
- 2 FULL BATHS



PENTHOUSE A

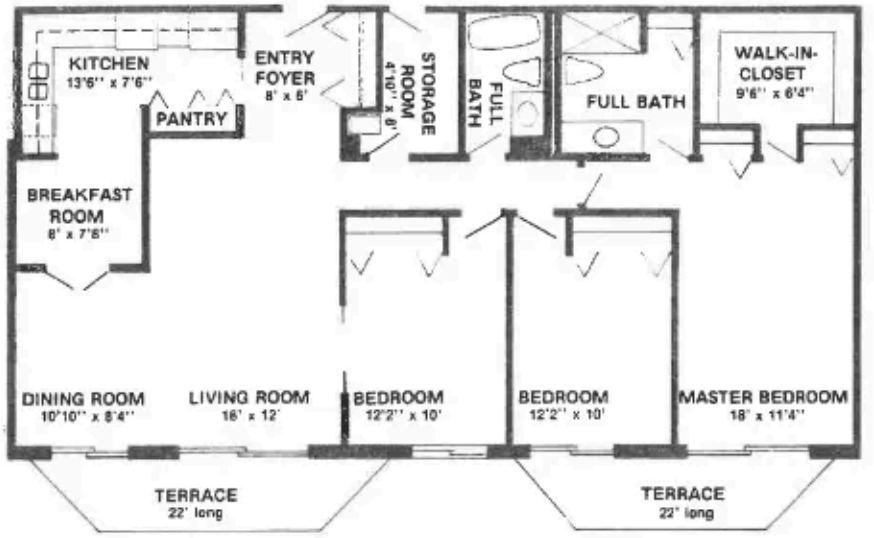
(Top floor only)

- 2 BEDROOMS
- PLUS DEN
- 2 FULL BATHS



SAN TROPAI CONDOMINIUM HOMES

SAN TROPAI CONDOMINIUM HOMES



- 3 BEDROOMS
- 2 FULL BATHS

questions most often asked about

SAN TROPAI CONDOMINIUM HOMES

Q. WHAT IS UNIQUE ABOUT SAN TROPAI?

A. In the planning stages of San Tropai, we found that the prospective condominium homeowner would not be completely content living in a typical apartment-style building that offers only well-planned apartment layouts. For that reason, our architects created mid-rise buildings that are architecturally distinct, plus a totally unique recreational area. The covered entrance leads to the beautifully appointed lobby with live plants, and each mid-rise building at San Tropai offers much more than just apartments. . . they offer an environment befitting an active, involved way of life.

Q. WHO IS DEVELOPING SAN TROPAI?

A. Independence Mortgage Trust of San Diego, California is the owner/developer of the property which is held in trust by Chicago Title and Trust Company.

Q. AS A HOMEOWNER, WHAT DO I OWN?

A. When you purchase a home at San Tropai Condominiums, you will receive a deed and title to your residence as you would any other home, plus an undivided interest in all the Condominium common elements and rights to use the San Tropai recreational and common areas.

Q. AS A HOMEOWNER AT SAN TROPAI, WHAT ARE MY MAINTENANCE RESPONSIBILITIES?

A. Aside from maintaining the interior of your home and your terrace, your responsibilities are to yourself . . . to enjoy life to the fullest with complete freedom from cares and worries. All else is handled by the Condominium Association's professional staff, paid for by your assessments.

Q. WHAT SERVICES ARE PROVIDED BY MY MONTHLY ASSESSMENTS?

A. Included are landscaping, snow removal, repairs and exterior maintenance to the building, janitorial service, all water and water softening, refuse compactor and collection, and water and sewer charges. Also provided is a master policy for fire, casualty, and liability insurance covering the building and grounds. In addition, the monthly assessments entitle you to the use of the San Tropai recreational facilities. Insurance on the contents of, or liability within your home, is the homeowner's individual responsibility.

Q. HOW MUCH ARE THE MONTHLY ASSESSMENTS?

A. Studies of similar developments have enabled us to evaluate the needs and desires of homeowners and to establish a sound, stable management program and budget that provides a maximum of value and convenience to the homeowner. The monthly charge varies, depending on which home you select. The Estimated Monthly Housing Cost Schedule lists the estimated monthly charge for each home, and is attached to the price sheet.

Q. WHAT REASONABLE ASSURANCE DO PROSPECTIVE BUYERS HAVE OF THE SOLVENCY OF THE CONDOMINIUM ASSOCIATION?

A. First, at closing, buyers will be required to pay two month's estimated assessments to the Condominium Association. Secondly, and unique among Chicagoland Condominiums, the developer will donate to the Condominium Association an additional $100 at the time each Condominium home closes. This accumulated sum will be set aside in a bank as a reserve, to be used for any bonafide unanticipated costs or expenses.

Q. WHAT ARE THE TAX ADVANTAGES OF OWNERSHIP IN SAN TROPAI?

A. You enjoy the same substantial tax benefits you would as an owner of an individual house. All real estate taxes and all mortgage interest on your home are tax deductible.

Q. ARE PETS ALLOWED AT SAN TROPAI?

A. Yes, the usual household pets are allowed, with individual Board of Managers approval, providing they do not become a hazard or nuisance to other residents.

Q. ARE AMBULANCE, MEDICAL, AND HOSPITAL SERVICES AVAILABLE?

A. Yes. Emergency ambulance service is provided by the paramedics of the Palatine Fire Department. (Paid for by taxes.) Also nearby is the Northwest Community Hospital located in Arlington Heights: (Less than fifteen minutes from San Tropai.)

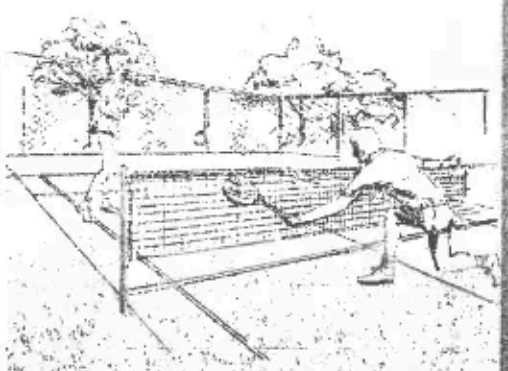
Q. HOW ABOUT SHOPPING FACILITIES NEAR SAN TROPAI?

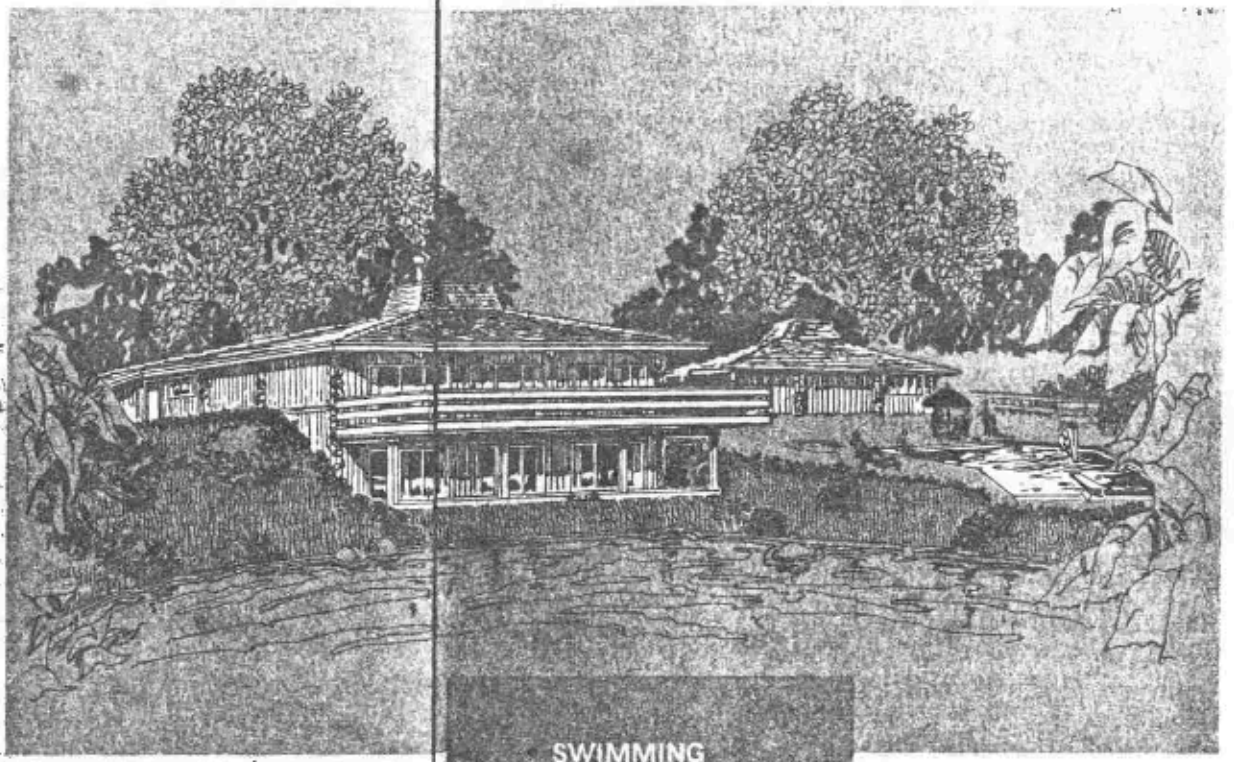
A. Approximately one-half mile from San Tropai you will find numerous food stores, restaurants, and specialty shops. Within ten minutes of San Tropai, you could be one of the many people enjoying the new facilities offered by the Woodfield Shopping Mall, the world's largest indoor mall. Included among the hundreds of stores at Woodfield are Marshall Field and Company, J.C. Penney's, Sears, Peacock Jewelers, and other fine specialty shops.

Q. HOW ABOUT SECURITY?

A. To begin with, all outer doors are self-locking and are accessible only with a special homeowner's key. Visitor access is controlled by way of the Illinois Bell Telephone Door Answering Service at the main entrance. This system works directly in conjunction with your home telephone. The visitor simply dials a three-digit number as indicated on the lobby directory. In answering their call, you simply dial the number "four" which activates the main lobby door, enabling your visitor to enter the building. In addition to the door answering service, all homes are pre-wired for closed circuit television. By turning your television to channel four, you will be able to see visitors before letting them in. Further, each apartment entry door is equipped with a corridor peep-hole viewer enabling owners to identify all visitors. This same entry door has one of the finest quality double lock (dead bolt) mechanisms available.

This brochure has been compiled as a summary for your convenience and general information. Nothing herein shall modify or supercede the purchase contract, or recorded documents, copies of which are available from our San Tropai Sales Consultants.





THE SAN TROPAI RECREATIONAL FACILITIES OFFER AN ADDED BONUS..

- SWIMMING
- TENNIS
- SMALL PRIVATE LAKE
- EXERCISE ROOM
- SAUNAS
- DANCING
- BILLIARDS

these outstanding facilities include...

...a 5,000 sq. ft. clubhouse, bathhouse, outdoor heated swimming pool... bordered by a small, beautifully landscaped private lake.

Upstairs in the clubhouse you will find a large fireplace and conversation area with parquet dance floor plus complete kitchen and party facilities. Downstairs you will find a less formal area consisting of saunas, showers, exercise and game rooms. The separate bath house contains men's and women's showers.

