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881/0020 18 001 Page 1 of 4  
2001-08-08 08:37:51  
Cook County Recorder 27.00



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**WARRANTY DEED**

The Grantor, **OAK PARK AVENUE ASSOCIATES, L.P.** an Illinois limited liability company, 8231 West 185<sup>th</sup> Street, Tinley Park, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the General Partner of said limited partnership, **CONVEYS and WARRANTS** to **STEPHEN M. SWIATKOWSKI**, whose address is 7335 West 82<sup>nd</sup> Street, Bridgeview, Illinois 60455, the following real estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 18632 West Point Drive, Unit 3, Tinley Park, Illinois 60477

Property Identification Number: 31-06-101-009  
31-06-202-007

Subject to: SEE EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF

**THIS IS NOT HOMESTEAD PROPERTY**

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its General Partner, this 31<sup>st</sup> day of July, 2001.

**OAK PARK AVENUE ASSOCIATES, L.P. an Illinois limited liability company**

By: Curran Enterprises, L.L.C., its General Partner

By: Thomas M. Curran

**BOX 333-CT1**

2/10/2012

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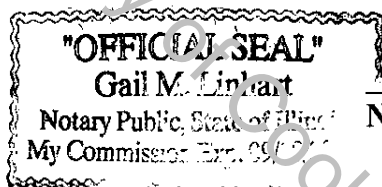
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Thomas M. Curran, Jr., a manager of Curran Enterprises, L.L.C., 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 he signed and delivered said instrument as his own free and voluntary act as the free and voluntary act of said entity for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 31<sup>st</sup> day of July, 2001.



*Gail M. Linhart*

NOTARY PUBLIC

**This Instrument Prepared By:**

Barbara Condit Canning  
Burke, Warner, MacKay & Serritella, P.C.  
330 North Wabash 22<sup>nd</sup> Floor  
Chicago, Illinois 60611

**Send Subsequent Tax Bills To:**

Oak Park Avenue Associates, L.P.  
8231 West 185<sup>th</sup> Street  
Suite 300  
Tinley Park, Illinois 60477

**Return Recorded Deed To:**

Stephen M. Swiatkowski  
18632 West Point Drive  
Unit 3  
Tinley Park, Illinois 60477

10722535

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP AUG-3'01  
P.B. 11427  
83.75

COOK CO. NO. 018  
314822  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AUG-3'01 DEPT. OF REVENUE  
167.50  
P.B. 10686

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2025.11.11  
10:28:00

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

Lot 5- Unit 3 in West Point Meadows Unit 2 being a subdivision of part of the Southwest ¼ of the Northeast ¼ and part of the South ½ of the Northwest ¼ of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, lying North of the Indian Boundary Line according to the plat thereof recorded March 24, 2000 as Document No. 00210552, and Certificate of Correction recorded December 13, 2000 as Document No. 00977143, in Cook County, Illinois

### PARCEL 2:

Non-exclusive easement for ingress and egress as created by the Declaration of Easements, Restrictions, and Covenants recorded as Document No. 99940254, as amended from time to time.

**Property Address:** 18632 West Point Drive  
Unit 3  
Tinley Park, Illinois

**Tax Identification Number:** 31-06-101-009  
31-06-202-007

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## EXHIBIT B

- (i) Declaration of Covenants, Conditions and Restrictions for WEST POINT MEADOWS COMMUNITY ASSOCIATION ("Declaration") recorded with the Cook County Recorder of Deeds on October 5, 1999 as Document No. 99940254 as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for WEST POINT MEADOWS COMMUNITY ASSOCIATION, recorded with the Cook County Recorder of Deeds on February 25, 2000 as Document No. 00141114 ("Declaration");
- (ii) Applicable zoning, planned development and building laws and ordinances and other ordinances of record;
- (iii) Covenants, conditions, agreements, building lines and restrictions of record;
- (iv) Easements to any municipality and public utility easements and easements recorded prior to closing, including those established by or implied from, the Declaration or any amendments thereto;
- (v) If any, rights of the public, the municipality and adjoining contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water detention basins located in or serving the property;
- (vi) All roads and highways, if any;
- (vii) General real estate taxes not yet due and payable; and
- (viii) Title objections caused by Grantee or anyone claiming through Grantee.

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