

UNOFFICIAL COPY

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2001-11-08 14:58:56  
Cook County Recorder 25.50



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**



0011052174

THE GRANTOR(S), Chad Kimmel and Robyn Kimmel, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, of the Village of Tinley Park, 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 Robin A. Fredrickson (GRANTEE'S ADDRESS) 16609 S. 84th Avenue, Tinley Park, Illinois 60477 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:

3  
CE

**SUBJECT TO:** covenants, conditions and restrictions of record, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2000 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2001

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): 27-24-110-037-0000  
Address(es) of Real Estate: 15961 Ashford Ct., Tinley Park, Illinois 60477

Dated this 26<sup>th</sup> day of OCTOBER, 2001

x Chad Kimmel  
Chad Kimmel

x Robyn Kimmel  
Robyn Kimmel

Property of Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF COOK SS.

0011052174

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Chad Kimmel and Robyn Kimmel, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, personally known to me to be the same person(s) whose name(s) are 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.

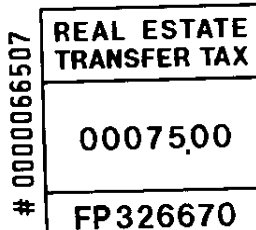
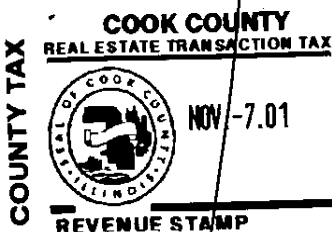
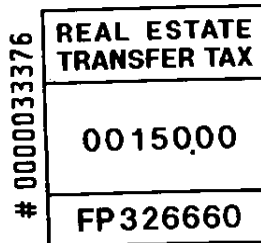
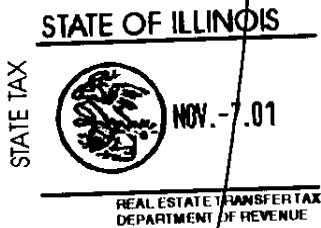
Given under my hand and official seal, this 26 day of OCTOBER, 2001

Albert Beaudreau (Notary Public)

**Prepared By:** Albert J. Beaudreau  
2443 Warrenville Rd., Suite 600  
Lisle, Illinois 60532

**Mail To:**  
John Doeringer  
21141 Governors Highway  
Matteson, Illinois 60443

**Name & Address of Taxpayer:**  
Robin A. Fredrickson  
15961 Ashford Ct.  
Tinley Park, Illinois 60477



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PARCEL 1:

THE NORTHEAST 20.96 FEET OF THE SOUTHWEST 47.23 FEET OF A PARCEL OF LAND HEREIN DESIGNATED AS THE "BUILDING PARCEL", BEING THAT PART OF LOT 3 IN ASHFORD MANOR WEST PHASE II, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES, 55 MINUTES 06 SECONDS WEST ALONG THE NORTRH LINE OF SAID LOT 3 FOR A DISTANCE OF 69.96 FEET TO THE POINT OF BEGINNING OF SAID "BUILDING PARCEL"; THENCE SOUTH 45 DEGREES 06 MINUTES 29 SECONDS EAST 55.39 FEET; THENCE SOUTH 44 DEGREES 53 MINUTES 31 SECONDS WEST 136.66 FEET; THENCE NORTH 45 DEGREES 06 MINUTES 29 SECONDS WEST 63.22 FEET; THENCE NORTH 44 DEGREES 53 MINUTES 31 SECONDS EAST 120.88 FEET TO THE AFORESAID NORTH LINE OF LOT 3; THENCE SOUTH 89 DEGREES 55 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 11.05 FEET TO THE POINT OF BEGINNING OF THE "BUILDING PARCEL", IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASHFORD MANOR WEST PHASE II TOWNHOMES RECORDED AUGUST 24, 1994 AS DOCUMENT 94750735.

TAX INDEX NUMBER: 27-24-110-037

COMMONLY KNOWN AS: 15961 ASHFORD CT., TINLEY PARK, ILLINOIS.

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