

WARRANTY DEED

Individual

ILLINOIS



0020765775

COOK COUNTY  
RECORDER  
PHONE "GENE" MOORE  
BRIDGEVIEW OFFICE

Above Space for Recorder's Use Only

TICOR TITLE - 488403

THE GRANTORS, JOSEPH R. CHAUSSE and KATHLEEN T. CHAUSSE, his wife, of the Village of Orland Park, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to VERONICA D. TEMPLETON, 15111 82nd Avenue, Orland Park, Illinois 60462 (Name and Address of Grantee-s) the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2001 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 27-13-204-023-1013  
Address(es) of Real Estate: 15249 Catalina 2N, Orland Park, Illinois 60462

The date of this deed of conveyance is 7-11, 2002.

Joseph R. Chausse  
(SEAL) JOSEPH R. CHAUSSE

Kathleen T. Chausse  
(SEAL) KATHLEEN T. CHAUSSE

(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 JOSEPH R. CHAUSSE and KATHLEEN T. CHAUSSE, his wife, are personally known to me to be the same persons whose names 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.

BERNARD J. LAND  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 07-16-2006

(Impress Seal Here)

(My Commission Expires)

Given under my hand and official seal 7-11 2002

Bernard J. Land  
Notary Public Page 1

LEGAL DESCRIPTION

For the premises commonly known as 15249 Catalina 2N, Orland Park, Illinois 60462

SEE LEGAL ATTACHED

STATE TAX

STATE OF ILLINOIS

JUL. 12. 02

COOK COUNTY

# 0000010617

REAL ESTATE TRANSFER TAX

00135.00

FP351009

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUL. 12. 02

REVENUE STAMP

# 0000010945

REAL ESTATE TRANSFER TAX

00067.50

FP351021

This instrument was prepared by:  
 BERNARD F. LORD  
 OZINGA, LEPORE, CAMPBELL &  
 LORD  
 2940 West 95th Street  
 Evergreen Park, IL 60805

Send subsequent tax bills to:  
 VERONICA D. TEMPLETON  
 15249 Catalina 2N  
 Orland Park, Illinois 60462

Recorder-mail recorded document to:  
 ALAN BRUGGEMAN  
 400 E. Lincoln Highway  
 New Lenox, IL 60451



## LEGAL DESCRIPTION:

## PARCEL 1:

UNIT NUMBER 15249-2 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): BEGINNING AT THE NORTHWEST CORNER OF LOT 19 OF HERITAGE MANOR, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 1976 AS DOCUMENT NUMBER 23693903; THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 19, 300.25 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 68.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 101.13 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 84.70 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 199.12 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CATALINA DRIVE; THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, 152.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, A SURVEY OF SAID PARCEL IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY HERITAGE/STANDARD BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 9, 1976 AND KNOWN AS TRUST NUMBER 4380, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24811734, TOGETHER WITH AN UNDIVIDED 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)

## PARCEL 2:

ALSO TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 15249-2'G', A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 24811734, IN COOK COUNTY, ILLINOIS

## PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED OCTOBER 26, 1978 AND RECORDED NOVEMBER 13, 1978 AS DOCUMENT 24715343 AND AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED JANUARY 4, 1980 AS DOCUMENT 25306318.