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2002-07-03 10:23:30  
Cook County Recorder 25.50

**WARRANTY DEED**

Statutory (Illinois - Individual)



0020736723

2/8/2011 e1

**THE GRANTORS, Jennifer Pontious a single person and Jennifer Brown, a single person, of the Village of Orland Park, County of Cook, State of Illinois for and in consideration of Ten and no/100 DOLLARS, (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTs to:**

**Matt Ozan  
6001 Brookwood  
Oak Forest, IL 60452**

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

Above Space for Recorder's Use Only

SEE ATTACHED EXHIBIT "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois SUBJECT To: covenants, conditions, and restrictions of record, and to General Taxes for 2001, 2<sup>nd</sup> installment, and subsequent years.

Permanent Real Estate Index Number(s): 27-23-118-031

Address(es) of Real Estate: **8703 Powers Court, Unit 8703, Orland Park, IL 60462**

Dated this 22<sup>nd</sup> day of May, 2002.

ATGF, INC.

Jennifer Pontious

Jennifer Brown

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State of Illinois )  
                                  ) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Sara Jennifer Pontious, a single person, and Jennifer Brown, a single person, 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 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 22<sup>nd</sup> day of May, 2002.

20736723

Kathleen L. McCabe  
Notary Public

Notary Public

IMPRESS  
SEAL  
HERE



This instrument prepared by Kathleen L. McCabe 8827 W Ogden Ave., Brookfield, IL 60513

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JUN. 25. 02	0022000
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000031842	FP326652

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	JUN. 25. 02	0011000
REVENUE STAMEN	# 0000031743	FP326665

MAIL TO:

Don Bailey  
17029 W 159<sup>th</sup> ST  
ORLAND PARK, IL 60467

Send Subsequent Tax Bills To:

MATT OZAN  
8703 POWERS CT.  
ORLAND PARK, IL 60462

OR RECORDER'S BOX NO. \_\_\_\_\_

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EXHIBIT "A"

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PARCEL 1: THAT PART OF LOT 14 IN HIGHLAND BROOK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDING AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 14, THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 14, 17.29 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 16 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.59 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST 41.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST 32.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 16 SECONDS EAST 80.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 44 SECONDS EAST 32.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 16 SECONDS WEST 80.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR HIGHLANDS BROOK TOWNHOUSES RECORDED MAY 19, 1997 AS DOCUMENT 97351142, AS AMENDED.

Cook County Clerk's Office