WARRANTY DEED >Statutory (Illinois) **Individual** 

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2002-10-17 13:54:35

Cook County Recorder

26.00

THE GRANTOR(S), STEVEN J. KRUTILLA and DAWN R. KRUTILLA, husband and wife, of the City of WORTH, IL 60482, County of COOK and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEY(S) and WARRANT(S) to JANUSZ KOWALIK, whose address is 8149 S. Mason, Burbank, IL 60459, the following described Real Estate, situated in the County of COOK State of Illinois, to wit.

## SEE ATTACHED

ADDRESS OF PROPERTY 10605 SOUTHWEST HIGHWAY, 3C, WORTH, IL 60482 PROPERTY INDEX NUMBER. 2/-18-101-083-1015

SUBJECT ONLY TO THE FOLLOWING. IF ANY: Seller shall convey or cause to be conveyed to Purchaser; title to the premises a recordable general warranty deed, with release of homestead rights, or trustee's deed if applicable, in joint tenancy. - If more than one Purchaser or to Purchaser's nominee, subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public reads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

2002 DATED October 9

STEVEN J. KRUTILLA

DAWN R. KRUTIL

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in State aforesaid, DO HEREBY CERTIFY that E.J. B. P. FR. and SONDRA F JOHNSON, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this

day of

STEVEN TO Krutilla

MAIL TO:

"OFFICIAL SEAL" BRANDY S. KITT

THIS INSTRUMENT PREPARED BY: Tucker & Associates, 5210 W. 95 St., Oak Lawn, Illinois 60453 MAIL SUBSEQUENT TAX BILLS TO:

(NAME) UR SZULA CZUBA-KAMINSKI (ADDRESS) 5130 ARCHER AVE.

(CITY, STATE, ZIP) C HICAGO, #60632

JANUSZ KOWALIK

(NAME)

10605 SOUTHWEST HIGHWAY, 3C

(ADDRESS)

**WORTH, IL 60482** 

(CITY, STATE, ZIP) BOX 333-CTI

## **UNOFFICIAL COPY**

## THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT NUMBER 3C IN ORCHARD ESTATES CONDOMINIUM UNIT NUMBER 3, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN NARDI'S SUBDIVISION OF THAT PART OF LOT 8 (LYING SOUTHERLY OF THE SOUTHWEST HIGHWAY) IN COUNTY CLERKS DIVISION OF LOT 2 IN THE SUBDIVISION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, PINCE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MURIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECURDED AS DOCUMENT NUMBER 23983085; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTELEST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

