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WARRANTY DEED



Doc#: 0501820132
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/18/2005 02:33 PM Pg: 1 of 3

Return To: Mr. Stanley Strzelecki, Jr.
Attorney at Law
6446 W. 127th Street
Palos Heights, IL 60463

Tax Bill To: Thomas Fabian
12763 Marian Drive
Lemont, IL 60439

The Grantors, David B. Bukowski, divorced and not since remarried and Daphne J. Bukowski, divorced and not since remarried, of the City of Lemont, County of Cook, State of Illinois, for and in consideration of TEN ----- and/no DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

^M
Thomas Fabian

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

SEE ATTACHED

PIN: 22-33-114-076
Known As: 12763 Marian Drive, Lemont, Illinois

(3)
AL

SUBJECT TO: General Real Estate Taxes for the year 2004 subsequent years covenants, conditions and restrictions of record, Zoning Laws and Ordinances, easements of record, drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

| | |
|-------------------|--------------------------|
| STATE OF ILLINOIS | |
| STATE TAX | REAL ESTATE TRANSFER TAX |
| | JAN. 11.05 |
| # 0000064337 | 0031100 |
| | EP000000 |

| | |
|-----------------------------|--------------------------|
| COOK COUNTY | |
| REAL ESTATE TRANSACTION TAX | |
| COUNTY TAX | REAL ESTATE TRANSFER TAX |
| | JAN. 11.05 |
| # 0000012277 | 0015550 |
| | EP000000 |

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PARCEL #1: PART OF LOT 45 IN KEEPATAW TRAILS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 45; THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 45, FOR A DISTANCE OF 64.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTES 08 SECONDS WEST, ALONG THE SAID EAST LINE OF LOT 45, FOR A DISTANCE OF 32.00 FEET; THENCE SOUTH 89 DEGREES, 54 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 117.29 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 45; THENCE NORTHERLY, ALONG THE WESTERLY LINE OF LOT 45, BEING AN ARC OF A CIRCLE, CONVEX EASTERLY, HAVING A RADIUS OF 316.0 FEET A CHORD OF 32.04 FEET AND A CHORD BEARING OF NORTH 02 DEGREES 57 MINUTES 34 SECONDS WEST FOR AN ARC DISTANCE OF 32.05 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 118.96 FEET TO THE POINT OF BEGINNING

PARCEL #2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION FOR THE KEEPATAW TRAILS TOWNHOMES OF LEMONT, RECORDED SEPTEMBER 12, 1996 AS DOCUMENT 96698224, AS AMENDED, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

PIN: 22-33-114-076

Address: 12763 Marian Drive, Lemont, IL 60439

Cook County Clerk's Office

UNOFFICIAL COPY

Dated: December 28, 2004

David B. Bukowski
David B. Bukowski

Daphne J. Bukowski
Daphne J. Bukowski

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that David B. Bukowski and Daphne J. Bukowski, 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. Given under my hand and notary seal, this 28th day of December, 2004.

Susan Metzler
Notary Public
My commission expires _____



Prepared by: Robert M. Claes
1306 Plainfield Road
Darien, IL 60561

AFFIX TRANSFER STAMPS BELOW

Cook County Clerk's Office