

UNOFFICIAL COPY

11/1
568099
WARRANTY DEED
Statutory (ILLINOIS)



Doc#: 0515308117
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/02/2005 02:15 PM Pg: 1 of 3

MAIL TO: Law Office Of
Christopher Koczwar
6808 West Archer Avenue
Chicago, IL 60638
713-767-5422 Fax: 773-767-5423

TAX BILL

KATARZYNA BIELAK
7945 W. 90th ST
HICKORY HILLS, IL 60457

THE GRANTORS: **KRYSTIAN DZIADZIO, Married to KATARZYNA DZIADZIO**, of the City of Palos Hills, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid **CONVEY and WARRANT** to **Katarzyna Bielak**, of the City of Hickory Hills, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit: 3

LEGAL DESCRIPTION ATTACHED

Subject to Easements, Restrictions, Conditions and Covenants of Record,
And Further Subject to Real Estate Taxes For the Year 2004 and Subsequent Years.

PERMANENT INDEX NUMBER: 23-11-301-005-0000 (Affects Underlying Land)
PROPERTY ADDRESS: 10041 Walnut Terrace, Unit 107, Palos Hills, Illinois 60465

THIS IS NOT THE HOMESTEAD PROPERTY OF KATARZYNA DZIADZIO

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED THIS 27th DAY OF May, 2005.

KRYSTIAN DZIADZIO

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 **KRYSTIAN DZIADZIO, Married to Katarzyna Dziadzio**, 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 official seal this 27th DAY OF May, 2005.

Commission expires 5/23/07

NOTARY PUBLIC



UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000568099 OC
STREET ADDRESS: 10041 WALNUT TERRACE 207
CITY: PALOS HILLS **COUNTY:** COOK COUNTY
TAX NUMBER: 23-11-301-005-0000



LEGAL DESCRIPTION:

UNITS 31-207 IN GREEN OAKS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 12.50 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE EASTERLY ON A LINE 12.50 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 225.79 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 87.31 FEET ALONG A CURVED LINE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 72.50 FEET TO A POINT; THENCE SOUTHEASTERLY AT AN ANGLE OF 69 DEGREES, AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF THE SAID EAST 1/2 OF THE SAID SOUTHWEST 1/4, 113.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 81.29 FEET ALONG A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 67.50 FEET TO A POINT; THENCE EASTERLY ON A LINE 187.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 51.62 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 192.77 FEET ALONG A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 117.50 FEET TO A POINT; THENCE NORTHWESTERLY AT AN ANGLE OF 86 DEGREES, AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 99.79 FEET TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF 24 DEGREES, 18 MINUTES, 21 SECONDS, AS MEASURED FROM EAST TO NORTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 736.91 FEET TO A POINT; THENCE EASTERLY, AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHWEST 1/4, 84.68 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 341.28 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11)

AND ALSO (EXCEPT THAT PART LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 847.38 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTHERLY AT RIGHT ANGLES FROM SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 40 FEET; THENCE SOUTHERLY AT AN ANGLE OF 77 DEGREES 35 MINUTES 26 SECONDS AS MEASURED FROM EAST TO SOUTHEAST FROM A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4 A DISTANCE OF 172.21 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 169.09 FEET ALONG A CURVED LINE CONVEX TO THE EAST HAVING A RADIUS OF 800 FEET TO A POINT; THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES 42 MINUTES 04 SECONDS AS MEASURED FROM EAST TO SOUTH FROM A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF SAID EAST

STATE TAX  COOK COUNTY	STATE OF ILLINOIS JUN.-2.05	# 0000019475	REAL ESTATE TRANSFER TAX 0012000 FP351009	COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX JUN.-2.05	# 0000020434	REAL ESTATE TRANSFER TAX 0006000 FP351021

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LEGAL DESCRIPTION:

1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 480.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 101.91 FEET ALON A CURVED LINE CONVEX TO THE WEST HAVING A RADIUS OF 417.25 FEET TO A POINT; THENCE SOUTHERLY AT AN ANGLE OF 75 DEGREES 42 MINUTES 25 SECONDS AS MEASURED FROM EAST TO SOUTHEAST FROM A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4 A DISTANCE OF 159.78 FEET TO THE AFORESAID DESCRIBED LINE FORMING AN ANGLE OF 24 DEGREES 18 MINUTES 21 SECONDS AS MEASURED FROM EAST TO N ORTHEAST FROM THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4) EXCEPTING THEREFROM SAID TRACT OF LAND, THE NORTH 40 FEET THEREOF AND THE EAST 40 FEET THEREOF (EXCEPT THE NORTH 40 FEET) HERETOFORE DEDICATED, ALL IN TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 SET FORTH IN THE DECLARATION BY MILES L. COLEAN, PAUL P. SWETT, JR. AND ARTHUR W. VINER AS TRUSTEE AND MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST 369 RECORDED JUNE 24, 1970 AS DOCUMENT 211192785 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 20, 2004 AS DOCUMENT 0411118002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 SET FORTH IN DECLARATION BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1976 AND KNOWS AS TRUST NUMBER 39811 RECORDED FEBRUARY 14, 1980 AS DOCUMENT 25362209