

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
General



Doc#: 0630426110 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2006 12:12 PM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(S) **Richard W. Peden and Susan Peden, husband and wife, as tenants by the entirety**

of the City of Lemont County of Cook in the State of Illinois for and in consideration of TEN DOLLARS (\$10.00), in hand paid, **CONVEYS** and **WARRANTS** to

Robert Tivadar, 7800 Sugarbush Lane Willow Brook, IL 60521

P.N.T.N.

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

PARCEL 1: A TRACT OF LAND, BEING A PART OF LOT 51 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, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE NORTH 89 DEGREES 55 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 51; A DISTANCE OF 84.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 55 MINUTES 57 SECONDS EAST ALONG THE SAID NORTH LINE OF LOT 51, A DISTANCE OF 49.28 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE SOUTH 89 DEGREES 01 MINUTE 49 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 51; A DISTANCE OF 100.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 51; THENCE SOUTH 57 DEGREES 43 MINUTES 21 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 51, A DISTANCE OF 154.78 FEET TO THE SOUTH CORNER OF SAID LOT 51; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 51, BEING AN ARC OF A CIRCLE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, A CHORD OF 21.05 FEET AND A CHORD BEARING OF NORTH 42 DEGREES 22 MINUTES 29 SECONDS WEST, FOR AN ARC DISTANCE OF 21.16 FEET; THENCE NORTH 57 DEGREES 43 MINUTES 21 SECONDS EAST, A DISTANCE OF 60.32 FEET; THENCE NORTH 18 DEGREES 12 MINUTES 04 SECONDS EAST, A DISTANCE OF 142.56 FEET TO THE POINT OF BEGINNING.

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

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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 2006 and subsequent years.

Permanent Index Number (PIN): 22-33-114-053-0000

Address(es) of Real Estate: 14823 Steven Court Lemont, IL 60439

Dated this 6th day of OCTOBER, 2006.

[Signature] (SEAL) [Signature] (SEAL)
Richard W. Peden Susan Peden

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

_____(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 Richard W. Peden and Susan Peden, husband and wife, as tenants by the entirety personally known to me to be the same person(s) whose name(s) subscribed to the foregoing 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 and waiver of the right of homestead.

"OFFICIAL SEAL"
Jean L. Walsh
Notary Public, State of Illinois
My Commission Exp. 09/17/2007

Given under my hand and **"OFFICIAL SEAL"** day of OCTOBER, 2006.

Commission expires [Signature]
Jean L. Walsh
Notary Public, State of Illinois
My Commission Exp. 09/17/2007 NOTARY PUBLIC

This instrument was prepared by: Dalton & Dalton, P.C., 6930 West 79th Street, Burbank, IL 60459

MAIL TO:
Robert Tivadar
14823 STEVEN CT
LEMONT IL 60439


SEND SUBSEQUENT TAX BILLS TO:
Robert Tivadar
14823 Steven Court
Lemont, IL 60439

OR
Recorder's Office Box No. _____

STATE TAX

OCT. 24. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0000027645
0031500
FP 103021

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

OCT. 24. 06
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0000027645
0015750
FP 103025