

# UNOFFICIAL COPY

Mail to:  
Jeremy Jelderks  
10845 S. 84<sup>th</sup> Avenue, 3A  
Palos Hills, IL 60465



Doc#: 0702908176 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/29/2007 01:09 PM Pg: 1 of 2

Send Subsequent Tax Bills To:  
Jeremy Jelderks  
10845 S. 84<sup>th</sup> Avenue, 3A  
Palos Hills, IL 60465

TICOR TITLE

## WARRANTY DEED

THE GRANTOR, Katherine M. Knippen, a single woman, 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 for other good and valuable consideration in hand paid, does hereby CONVEY and WARRANT to Jeremy Jelderks, a single man, of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 3 'A' AND GARAGE UNIT NUMBER G1 IN HIDDEN VALLEY CONDOMINIUMS UNIT THREE, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE EAST 9.34 ACRES (EXCEPT THE SOUTH 305 FEET THEREOF) OF THE WEST 14.34 ACRES OF THE EAST 24.34 ACRES OF THE WEST 28.34 ACRES LYING SOUTH OF THE CALUMET FEEDER ON THE SOUTH EAST ¼ OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING 690.84 FEET NORTH AND 140.97 FEET EAST OF THE SOUTHWEST CORNER; THENCE SOUTH 53 DEGREES 26 MINUTES 26 SECONDS EAST 75 FEET; THENCE NORTH 36 DEGREES 33 MINUTES 34 SECONDS EAST 110 FEET; THENCE NORTH 53 DEGREES 26 MINUTES 26 SECONDS WEST 75 FEET; THENCE SOUTH 36 DEGREES 33 MINUTES 34 SECONDS WEST 110 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 87550530; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE ~~PARCEL~~ <sup>COMMON ELEMENTS</sup>, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 87488978 IN COOK COUNTY, ILLINOIS.

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.

Subject to: Conditions, restrictions, covenants and easements of record, easement for public utilities, if any; zoning and building laws and ordinances; and general real estate taxes for the year 2006 and subsequent years.

P.I.N.: 23-14-400-091-1009 and 23-14-400-091-1013  
Address(es) of Real Estate: 10845 South 84<sup>th</sup> Avenue, Unit 3A, Palos Hills, IL 60465

DATED this 19 day of January, 2007

KATHERINE M. KNIPPEN

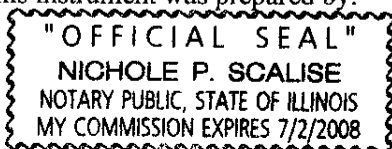
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Katherine M. Knippen, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and delivered the said instrument as her 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 19 day of January, 2007.

\_\_\_\_\_  
Notary Public

THOMAS W. TOOLIS of COSSIDENTE, SALUS, & TOOLIS, LTD.,  
7777 W. 159<sup>th</sup> Street, Tinley Park, IL 60477

This instrument was prepared by:



TICOR TITLE 595948

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Property of Cook County Clerk's Office

STATE TAX  
STATE OF ILLINOIS



JAN. 29. 07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000002898

REAL ESTATE  
TRANSFER TAX

0021150

FP 103036

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JAN. 29. 07

REVENUE STAMP

# 0000002797

REAL ESTATE  
TRANSFER TAX

0010575

FP 103047