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WARRANTY DEED Illinois Statutory



Doc#: 0716411040 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/13/2007 10:07 AM Pg: 1 of 3

MAIL TO: Darren + Rebecca Christie
18203 Pheasant Lake Dr
19530 Ridgemont Dr.
Tinley Park IL 60487
NAME & ADDRESS OF TAXPAYER:

Darren & Rebecca Christie
~~18203 Pheasant Lake Drive~~ 19530 Ridgemont Dr
Tinley Park, IL 60487

RECORDER'S STAMP

THE GRANTOR: Karen Lazowski, divorced ^{remarried *not homestead property} and ~~not since remarried~~ of the Village of Tinley Park
County of Cook State of Illinois, for and in consideration of TEN (\$10.00) AND NO/100 DOLLARS, and
other good and valuable considerations in hand paid, CONVEYS AND WARRANTS TO:

Darren and Rebecca Christie, Married as Tenants by the Entirety ^{NOT AS TENANTS IN COMMON, BUT}
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

GRANTEE'S ADDRESS: 18203 Pheasant Lake of the Village of Tinley Park County of Cook
State of Illinois, all interest in the following described Real Estate situated in Frankfort, County of Will,
State of Illinois, to wit: See Attached Exhibit "A"

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: (a) general taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use of occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utilities easements which serve the premises; (e) public roads 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.

P.I.N.: 27-34-409-045-0000
Address of Real Estate: 18203 Pheasant Lake Tinley Park, IL 60487
Dated this 29th day of May, 2007

x

x Karen Lazowski
Karen Lazowski
KIKIA KAREN RABECKI

Karen Radzicki

BOX 441

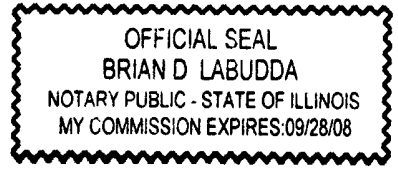
UNOFFICIAL COPY

State of Illinois)
) SS
County of Cook)

I, BRIAN D CASUDDA the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that, KARON RANZERI the same person whose name is subscribed to the foregoing instrument, that appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as his 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 29th day of MAY 2007

Brian D Labudda
Notary Public



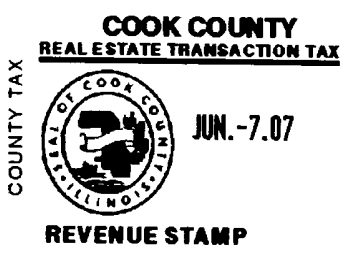
Commission expires 9-28-2008

Send Subsequent Tax Bill To:

This instrument was prepared by: **Kendall B. Lynchey, Ltd.**
21979 Emily Lane
Frankfort, IL 60443
Phone: 312-835-7001

REAL ESTATE TRANSFER TAX	00298.50	FP 103042
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0000013289



# 0000025595	REAL ESTATE TRANSFER TAX
	00149.25
	FP 103042



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CHICAGO TITLE INSURANCE COMPANY

Exhibit "A" to Deed

Commitment Number: 132959-RILC

~~SCHEDULE C~~**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

PARCEL 1:

THAT PART OF LOT 157 IN PHEASANT LAKE TOWNHOMES UNIT 4, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF AFORESAID LOT 157, 22.89 FEET; THENCE SOUTH 00-00-00 W., 52.93 FEET TO THE POINT OF BEGINNING; THENCE S 90-00-00 E., 86.00 FEET; THENCE S. 00-00-00 E., 33.58 FEET; THENCE N 90-00-00 W., 86.00 FEET; THENCE N. 00-00-00 W., 33.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PHEASANT LAKE TOWNHOMES DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS, RECORDED OCTOBER 11 1994 AS DOCUMENT 94871914 AS AMENDED, AND AS CREATED BY DEED FROM THE FIRST UNITED BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 29, 1993 KNOWN AS TRUST NUMBER 1661, RECORDED AS DOCUMENT *, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PIN: 27-34-409-045-0000

CKA: 18203 PHEASANT LAKE DRIVE, TINLEY PARK, IL, 60487