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Doc#: 0726711159 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/24/2007 03:59 PM Pg: 1 of 4

2/3
WARRANTY DEED
Statutory (ILLINOIS)

1708102

Above Space for Recorder's Use Only

THE GRANTORS, MICHAEL M. VANDERWARREN and NICOLE M. VANDERWARREN, husband and wife, of 5110 Tomcin Trail, Oak Lawn, Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to ~~ANNA~~ Sierdzinska and Donald Shelton, husband and wife, of 5037 S. Kilpatrick Avenue, Chicago, Illinois, not in Tenancy in Common and not in Joint Tenancy but as Tenants by the Entirety the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*Izabela

PARCEL 1: THAT PART OF LOT 3 IN ACORN GLEN, A RESUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 42 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3, 104.12 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 52 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3, 24.00 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE CENTERLINE OF PARTY WALL; THENCE SOUTH 0 DEGREES 4 MINUTES 20 SECONDS WEST, ALONG SAID CENTER LINE AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF, 78.49 FEET; THENCE DUE WEST 28.90 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE CENTER LINE AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF 78.54 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

See attached legal

PARCEL 2: A PERPETUAL RIGHT AND NON-EXCLUSIVE EASEMENT IN, OVER, ALONG, ACROSS AND TO THE COMMON AREA FOR INGRESS AND EGRESS AND FOR THE OPEN SPACES AS CONTAINED IN DECLARATION RECORDED NOVEMBER 24, 1994 AS DOCUMENT NUMBER 94992372.

Permanent Real Estate Index Number: 24-16-423-043-0000


Address of Real Estate: 5110 W. Tomcin Trail, Oak Lawn, Illinois 60453

SUBJECT TO THE FOLLOWING: IF ANY: (a) General real estate taxes not due and payable as of the date hereof; (b) building line and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Illinois Condominium Property Act and


YLC

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 SEP. 20.07

REVENUE STAMP

9227100000 #
**REAL ESTATE
 TRANSFER TAX**
 0012950
 FP 103028

STATE OF ILLINOIS
 SEP. 20.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

9227100000 #
**REAL ESTATE
 TRANSFER TAX**
 0025900
 FP 103027

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declaration (and all amendments) of the townhome or homeowner's association, if applicable; and (h) any easements established by or implied from said Declaration or amendments.

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 not in tenancy in common and not in joint tenancy but as tenants by the entirety forever.

DATED this 7th day of September, 2007

[Signature]
MICHAEL M. VANDERWARREN

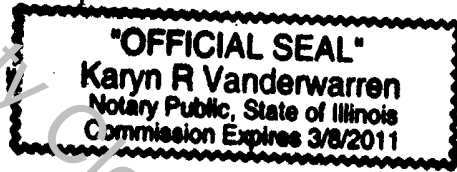
[Signature]
NICOLE M. VANDERWARREN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael M. Vanderwarren and Nicole M. Vanderwarren 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.

Given under my hand and official seal, this 7th day of September 2007.

[Signature]
NOTARY PUBLIC



This instrument was prepared by:

Karyn R. Vanderwarren, Esq.
8632 Miroballi Drive
Hickory Hills, Illinois 60457

MAIL TO:

Christopher Koczvara
5832 South Archer Avenue
Linder Avenue Suite
Chicago, Illinois 60638

SEND SUBSEQUENT TAX BILLS TO:

IZABELA SIERDZINSKA
5110 W. TOMCIN TR
OAK LAWN, IL 60453

Village of Oak Lawn Real Estate Transfer Tax \$1000

Village of Oak Lawn Real Estate Transfer Tax \$200

Village of Oak Lawn Real Estate Transfer Tax \$50

Village of Oak Lawn Real Estate Transfer Tax \$25

Village of Oak Lawn Real Estate Transfer Tax \$20

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

THAT PART OF LOT 3 IN ACORN GLEN, A RESUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 52 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3, 104.12 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 52 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3, 24.00 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE CENTERLINE OF PARTY WALL; THENCE SOUTH 0 DEGREES 4 MINUTES 20 SECONDS WEST, ALONG SAID CENTER LINE AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF, 78.49 FEET; THENCE DUE WEST 23.90 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 0 DEGREES, 0 MINUTES 21 SECONDS WEST, ALONG SAID CENTER LINE AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF 78.54 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

A PERPETUAL RIGHT AND NON-EXCLUSIVE EASEMENT IN, OVER ALONG ACROSS AND TO THE COMMON AREA FOR INGRESS AND EGRESS AND USE OF THE OPEN SPACES AS CONTAINED IN DECLARATION RECORDED NOVEMBER 24, 1994 AS DOCUMENT NUMBER 94992372.

Permanent Index #'s: 24-16-423-043-0000 Vol. 5244

Property Address: 5110 W Tomcin Trail, Oak Lawn, Illinois 60453

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