



Doc#: 0920941045 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/28/2009 03:28 PM Pg: 1 of 2

**WARRANTY DEED**  
JOINT TENANCY  
Illinois Statutory

THE GRANTOR, Jennifer Seper, a married woman, of the County of DuPage, State of Illinois, for and in consideration of Ten and no/100ths (\$10.00) Dollars, Conveys and Warrants to Roxane Engel and Frank J.

Smith, GRANTEEES, 11660 Valley Brook Drive, of the Village of Orland Park, County of Cook, State of Illinois not in Tenancy in Common, but in JOINT TENANCY, the following described real estate in the County of DuPage and State of Illinois, to wit:

PARCEL 1:

THAT PART OF LOT 29 IN MALLARD LANDINGS UNIT 4B-2, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 29; THENCE NORTH 89 DEGREES 31 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 29, 40.84 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 07 SECONDS EAST, 15.37 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 01 SECONDS WEST, 79.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 11 MINUTES 01 SECONDS WEST, 44.21 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 59 SECONDS EAST 93.00 FEET; THENCE SOUTH 88 DEGREES 11 MINUTES 01 SECONDS EAST, 44.21 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 59 SECONDS WEST, 93.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS TOWNHOMES RECORDED JUNE 27, 1991 AS DOCUMENT 91315347, AS AMENDED, FOR INGRESS AND EGRESS.

hereby releases 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, but in Joint Tenancy forever.

PERMANENT INDEX NUMBER: 27-29-214-089-0000 Vol. 0147  
PROPERTY ADDRESS: 10429 Elderberry Lane, Orland Park, IL 60467

Subject to: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record; building lines and easements as long as they do not interfere with the current use and enjoyment of the property.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 25<sup>th</sup> day of June, 2009.

Jennifer Seper (Seal)

FATIC# 1955161

*2c*

