

# UNOFFICIAL COPY



**WARRANTY DEED  
ILLINOIS  
JOINT TENANCY**

Doc#: 1014412026 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/24/2010 09:33 AM Pg: 1 of 3

**MAIL TO:**  
Christopher Koczwar  
Law office of Christopher Koczwar PC  
5838 S Archer Ave  
Chicago, IL 60638

**NAME & ADDRESS OF TAXPAYER:**  
Brian McCormick-Monika Losiowski  
14805 Steven Court  
Lemont, IL 60439

**Prepared by:**  
Joanne F. Fehn, Attorney  
3642 N Hamlin Ave  
Chicago, IL 60618

**THE GRANTORS, THOMAS B. O'CONNOR and TRACEY M. O'CONNOR**, husband and wife whose address is 14805 Steven Court, Lemont Illinois, for and in consideration of (\$10.00) Ten Dollars sufficiency of which is hereby acknowledged together with other good and valuable considerations in hand paid does hereby **WARRANT, CONVEY, TRANSFER AND REMISE UNTO THE FOLLOWING GRANTEEES:**

**BRIAN MCCORMICK and MONIKA LOSIOWSKI**, not as tenants in common but as joint tenants with the right of survivorship;

**GRANTEEES ADDRESS: 118505 Rachel Court Willowbrook, IL 60527**

**ALL Right Title and Interest in the following described real estate situated in the COUNTY OF COOK, IN THE STATE OF ILLINOIS TO WIT:**

<b>LEGAL DESCRIPTION:</b>	<b>ATTACHED IN EXHIBIT 'A'</b>
<b>PERMANENT INDEX NUMBER:</b>	22-33-114-049-0000
<b>PROPERTY ADDRESS:</b>	14805 Steven Court, Lemont Illinois

Hereby waiving all rights and interest in homestead, and **SUBJECT TO THE FOLLOWING:** General Real Estate Taxes for the year 2009 2nd installment and subsequent; Covenants Conditions and Restrictions of Record; Building lines and easements; Easement for Storm water detention, parking, entrances, lawn recreation, access and public utilities etc, Terms, provisions, covenants conditions and restrictions and all amendments thereto; Public and Utility easements including any easements established by recording or any amendment thereto; Party Wall rights and agreements; Plat of Keepataw Trails Subdivision; Drainage, Storm Water Detention and Landscape easement, Installments due after the date of closing for assessments and real estate taxes,

**BOX 334 CTT**

JKM

CTIC 0515116534 1 of 2844

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This Deed is Dated and Executed as of this May 12, 2010, by:

GRANTORS:

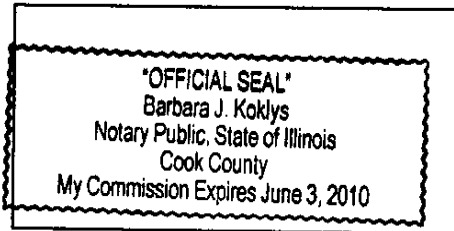
  
Thomas B. O'Connor

  
Tracey M. O'Connor

STATE OF ILLINOIS     }  
  }     ss.  
COUNTY OF COOK     }


I, the undersigned, a Notary Public in and for said County, in said Aforesaid State, do hereby CERTIFY THAT, Thomas B. O'Connor and Tracey M. O'Connor, are personally known to me to be the same Persons whose names are subscribed to the foregoing instrument as stated therein, and that they appeared before me this day in person, and ACKNOWLEDGED their signatures, did seal and deliver this instrument as their own free and voluntary act, for the uses and purposes set forth therein.

Given Under my hand and Notarial Seal as of this May 12, 2010 By:




IMPRESS SEAL IN BOX

  
Notary Public

STATE TAX  
  
MAY.20.10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000001919  
REAL ESTATE TRANSFER TAX  
00285.00  
FP 103032

COUNTY TAX  
  
MAY.20.10  
REVENUE STAMP

# 000001922  
REAL ESTATE TRANSFER TAX  
00142.50  
FP 103034

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 1409 ST5116534 HNC  
**STREET ADDRESS:** 14805 STEVEN COURT  
**CITY:** LEMONT **COUNTY:** COOK  
**TAX NUMBER:** 22-33-114-049-0000

**LEGAL DESCRIPTION:**

**PARCEL 1:** A TRACT OF LAND BEING A PART OF LOT 50 IN KEEPATAW TRAILS, BEING A SUBDIVISION OF PART OF THE NORTH HALF 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 NORTHEAST CORNER OF SAID LOT 50; THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 50, A DISTANCE OF 118.98 FEET TO THE POINT OF BEGINNING; CONTINUING SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 50, A DISTANCE OF 32.18 FEET; THENCE NORTH 84 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 127.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 50; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 50, BEING AN ARC OF A CIRCLE, CONVEX EASTERLY, HAVING A RADIUS OF 60.00 FEET, A CHORD OF 32.01 FEET, A CHORD BEARING OF NORTH 07 DEGREES 15 MINUTES 53 SECONDS EAST, FOR AN ARC DISTANCE OF 32.40 FEET; THENCE SOUTH 84 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 122.95 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:** EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION FOR THE KEEPATAW TRAILS TOWNHOMES OF LEMONT RECORDED SEPTEMBER 12, 1996 AS DOCUMENT NUMBER 96698224, AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.