

# UNOFFICIAL COPY



Doc#: 1028844005 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/15/2010 08:44 AM Pg: 1 of 4

**WARRANTY DEED  
ILLINOIS  
STATUTORY  
Joint Tenants**

PRAIRIE TITLE CO.  
6821 W. SOUTH AVE. #200  
OAK PARK, IL 60452

**Recorder's Use Only**

THE GRANTOR(S), Jessica Hunter, now known as Jessica DeSanti, married to Bradley DeSanti, of the Village of Lyons, County of Cook, State of Illinois, in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Jeffrey A. Kraus of Berwyn, Illinois and Maria A. Kraus, of Tucson, Arizona, as joint tenants with right of survivorship, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

**SUBJECT TO:**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, taxes for the years 2009 and 2010.

**Permanent Real Estate Index Number(s):**

**18 02 204 016 1030, 18 02 204 016 1046, 18 02 204 016 1078**

**Address(es) of Real Estate:**

8030 Riverwalk Drive, Unit 6F, P548, P516, Lyons, IL 60534

Dated this 21 day of September, 2010

*Jessica Hunter, d/b/a Jessica DeSanti*     *Bradley DeSanti*  
Jessica Hunter, now known as Jessica DeSanti     Bradley DeSanti, signing solely  
for the purpose of waiving his homestead rights

**UNOFFICIAL COPY**STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jessica Hunter, now known as Jessica DeSanti and Bradley DeSanti, and personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21<sup>st</sup> day ofSeptember, 2010Tony Belsan

(Notary Public)

OFFICIAL SEAL  
TONY BELSAN  
Notary Public - State of Illinois  
My Commission Expires Feb 5, 2011

**Prepared By:** John J. O'Leary  
Attorney at Law  
120 S. State, Ste. 200  
Chicago, Illinois 60603

**Mail To:**  
Melinda Higgins Brom  
301 Scottswood Drive  
Riverside, IL 60546

**Name & Address of Taxpayer:**  
~~Jeffrey A. Krauss~~ MARIA A. KRAUSS  
8030 Riverwalk Drive, Unit 6F  
Lyons, IL 60534

**REAL ESTATE TRANSFER**

10/15/2010



COOK	\$62.50
ILLINOIS:	\$125.00
<b>TOTAL:</b>	<b>\$187.50</b>

18-02-204-016-1030 | 20100801600466 | TJQZ27

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8030-PS4B,

Unit 8030-6F, and 8030-P16 in the Riverwalk Condominium as delineated on a survey of the following described real estate:

That part of the East Half of the Northeast Quarter of Section 2, Township 38 North, Range 12 East of the Third Principal Meridian, being part of Lots 1, 2 and 3 (except the Southwesterly 101 feet of said Lot 3) of Lunn's Subdivision of 2.5 acres in the Northeast Quarter of Section 2; vacated Barry Point Road; and part of the East Half of the Northeast Quarter of said Section 2, lying North of the North line of Ogden Avenue and West of the West line of Joliet Road, described as follows:

Commencing at a point on the West line of Joliet Road (said West line being 33 feet West of and parallel with the East line of said Section 2) and 108 feet South of the North line of said Section 2; thence South 1 degree 54 minutes 57 seconds East, along the West line of Joliet Road, 319.31 feet measured (318.03 feet more or less record) to the North line of Ogden Avenue; thence South 73 degrees 10 minutes 19 seconds West on the Northerly line of Ogden Avenue, 124.91 feet to the Easterly line of the premises conveyed to Joseph J. Janda and Agnes Janda by deed dated June 1, 1948 and recorded June 8, 1948 as document 14331883, to the point of beginning of the tract herein described; thence continuing South 73 degrees 10 minutes 19 seconds West, along the Northerly line of Ogden Avenue 320.40 feet, to the Southeasterly extension of the Easterly line of the Southwesterly 101 feet of Lot 3 in Lunn's Subdivision; thence North 47 degrees 17 minutes 50 seconds West, along the Easterly line (and extension thereof) of the Southwesterly 101 feet of said Lot 3 in Lunn's Subdivision, being also a line if extended would pass through a cut cross on the top of a concrete wall, 89.60 feet (said cross being 21.38 feet further Northwesterly of the terminus of this line); hence Northeasterly, along a curve to the right, 175.49 feet, said curve having a radius of 398.52 feet, a chord distance of 174.07 feet, and a chord bearing of North 56 degrees 17 minutes 42 seconds East; thence South 59 degrees 57 minutes 57 seconds East, 17.66 feet to a point on the Northerly line of vacated Barry Point Road, according to document 0010743494; thence North 30 degrees 02 minutes 07 seconds East, along the Northerly line of vacated Barry Point Road, 210.00 feet; thence South 59 degrees 57 minutes 57 seconds East, 49.00 feet to a point on the Southerly line of said vacated Barry Point Road; thence North 30 degrees 02 minutes 03 seconds East, along the Southerly line of vacated Barry Point Road 109.10 feet to the East line of the property conveyed by said document 14331883; thence South 1 degree 54 minutes 57 seconds East, along said East line, 307.67 feet to the point of beginning, in Cook County, Illinois, and all taken as a tract;

Except that part of the aforesaid tract described as follows: commencing at the Southeast corner of said tract, said point being the point of intersection of the Easterly line of the premises conveyed to Joseph J. Janda and Agnes Janda by deed dated June 1, 1948 and recorded June 8, 1948 as document 14331883, with the Northerly line of Ogden Avenue; thence North 01 degrees 54 minutes 57 seconds West, 27.09 feet to the point of beginning of said exception: thence North 78 degrees 02 minutes 51 seconds West, 116.00 feet; thence North 11 degrees 57 minutes 09 seconds East, 154.00 feet; thence North 57 degrees 19 minutes 43 seconds East, 20.91 feet to a point on the Southerly line of vacated Barry Point Road; thence North 30 degrees 02 minutes 03 seconds East, along the Southerly line of vacated Barry Point Road 109.10 feet to the East line of the property conveyed by said document 14331883; thence South 1 degree 54 minutes 57 seconds East, along said East line of property conveyed, 280.58 feet to the point of beginning of the exception herein described, in Cook County, Illinois;

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Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded January 28, 2005 as document number 0502834082, as amended from time to time, together with its undivided percentage interest in the common elements.

PERMANENT INDEX NUMBERS: 18-02-204-016-1030, 18-02-204-016-1046, 18-02-204-016-1078

COMMONLY KNOWN AS 8030 RIVERWALK DR., #6F, LYONS, ILLINOIS 60534

Property of Cook County Clerk's Office