

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 1212842081 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/07/2012 01:07 PM Pg: 1 of 3

*NW 7104894*  
*CS 201219637N*

SEND SUBSEQUENT TAX BILLS  
TO GRANTEE'S ADDRESS:

DANIEL G. KAPSA & KATHY M. KAPSA  
430 Beach  
La Grange Park IL 60526

**THE GRANTORS, JOSEPH E. BAUMANN AND PRISCILLA R. BAUMANN, Husband and Wife, As Tenants By The Entirety, of the Village of La Grange Park, County of Cook, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to DANIEL G. KAPSA AND KATHY M. KAPSA, Husband and Wife, As Tenants By The Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:**

### LEGAL DESCRIPTION:

See Exhibit "A" attached hereto and made a part hereof.

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

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 forever.

Permanent Real Estate Index Number: 15-33-415-007-0000 AND 15-33-414-055-0000  
Address of Real Estate: 430 Beach, La Grange Park, IL 60526

DATED this 26<sup>th</sup> day of April, 2011.

*Joseph E. Baumann*  
JOSEPH E. BAUMANN

*Priscilla R. Baumann*  
PRISCILLA R. BAUMANN

S Y  
P 3  
S N  
SC Y  
INT CH

REAL ESTATE TRANSFER	04/26/2012
	COOK \$140.50
	ILLINOIS: \$281.00
	TOTAL: \$421.50

15-33-415-007-0000 | 20120401603979 | R4V/P4

**BOX 333-CP**

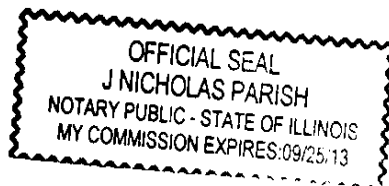
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STATE OF ILLINOIS        )  
  )        SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH E. BAUMANN AND PRISCILLA R. BAUMANN 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26<sup>th</sup> day of APRIL, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC



**Prepared by:**  
Terrence P. Faloon  
Faloon & Kenney, Ltd.  
5 South 6<sup>th</sup> Avenue  
La Grange, Illinois 60525

**MAIL TO:**

Daniel KAPBA  
430 Beach  
La Grange Park, IL 60526

Property of Cook County Clerk's Office

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## EXHIBIT "A"

430 Beach<sup>Ave</sup>, La Grange Park, IL 60526

PINS: 15-33-415-007-0000 AND 15-33-414-055-0000

PARCEL 1: LOT 2 IN BLOCK 'C' (EXCEPT THE SOUTH 60 FEET THEREOF) IN BARTLETT'S 1ST ADDITION TO PORTIA MANOR, A SUBDIVISION OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE EAST 790 FEET OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SAID SECTION, BEING ALSO THE WEST LINE OF FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR, RECORDED AS DOCUMENT 5650787, AT A POINT 154.62 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 7 IN BLOCK "D" IN SAID ADDITION, THENCE WEST ALONG THE WESTWARD EXTENSION OF THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 40 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTH EAST QUARTER A DISTANCE OF 1688.51 FEET, MORE OR LESS TO THE FORMER SOUTH RIGHT-OF-WAY OF THE CHICAGO AND WEST TOWNS' ELECTRIC RAILROAD (SUBURBAN LINE); THENCE NORTH EASTERLY ALONG THE SAID RIGHT-OF-WAY LINE, SAID LINE BEING A CURVED LINE CONVEX TO THE NORTH WEST AND HAVING A RADIUS OF 548.69 FEET, AN ARC DISTANCE OF 35.70 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 2, IN BLOCK 28 IN H. O. STONE AND COMPANY'S ADDITION TO LAGRANGE PARK RECORDED AS DOCUMENT 8339801, SAID POINT BEING ALSO THE NORTH WEST CORNER OF SAID LOT 2; THENCE SOUTH ALONG SAID WEST LINE OF LOTS 2 THROUGH 10 IN SAID BLOCK 29 TO THE CENTER OF GRANT AVENUE, A DISTANCE OF 529.33 FEET, MORE OR LESS; THENCE EAST ALONG SAID CENTER OF GRANT AVENUE A DISTANCE OF 8.89 FEET, MORE OR LESS, TO THE WEST LINE, OF THE EAST 790 FEET OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SAID SECTION; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 1176.3 (FEET, MORE OR LESS, TO THE POINT OF BEGINNING, (EXCEPTING THE SOUTH 458 FEET THEREOF; ALSO EXCEPTING THAT PART THEREOF LYING NORTH OF A LINE WHICH IS AN EXTENSION WEST OF THE SOUTH LINE OF LOT 1 IN BLOCK "C" IN BARTLETT'S FIRST ADDITION AFORESAID) LYING WEST OF AND ADJOINING LOT 2 (EXCEPT THE SOUTH 60 FEET THEREOF) IN BLOCK "C" IN FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR AFORESAID, AND LYING SOUTH OF THE NORTH LINE OF SAID LOT 2 EXTENDED WESTERLY AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 2 (EXCEPT THE SOUTH 60 FEET THEREOF) EXTENDED WESTERLY IN COOK COUNTY, ILLINOIS.