

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

Individual

THE GRANTOR(S), Michael Chowanec, a married man,* of the County of Cook and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby **CONVEY** and **WARRANT** to Fritz Larkin, the following described Real Estate, situated in the County of Cook State of Illinois, to wit:

*This is not homestead property

SEE ATTACHED

ADDRESS OF PROPERTY: 12021 Timber Lane, Palos Park, IL 60484

PROPERTY INDEX NUMBER: 23-26-203-024-0000, 23-26-203-025-0000, 23-26-203-026-0000, 23-26-203-027-0000

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED March 1, 2013.

X [Signature]
Michael Chowanec

STATE OF ILLINOIS, COUNTY OF CookILL: SS

The undersigned, a Notary Public in State aforesaid, **DO HEREBY CERTIFY** that Michael Chowanec personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this

March 1, 2013.

Rose Niven

Notary Public



THIS INSTRUMENT PREPARED BY: Tracey A Rapp, 535 S Elizabeth St, Lombard. IL 60148

MAIL TO:

Annette Holoman
10934 S. Maplewood
Chicago, IL 60655

MAIL SUBSEQUENT TAX BILLS TO:

Grantees address

Fritz Larkin

12021 Timber Lane

12001

Palos Park, IL 60484

REAL ESTATE TRANSFER 03/05/2013



COOK	\$135.00
ILLINOIS:	\$270.00
TOTAL:	\$405.00

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 1 IN CHOWANIEC CONSOLIDATION OF THE FOLLOWING DESCRIBED LAND:
LOTS 13, 37, 38 AND 39 IN JOHN R. O'CONNOR'S PALOS PARK SUBDIVISION OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK
COUNTY, ILLINOIS (EXCEPT THE 200 FOOT RIGHT OF WAY OF THE WABASH RAILROAD COMPANY, ALSO EXCEPT THE
NORTH 50 FEET THEREOF AND EXCEPT THE 100 FOOT RIGHT OF WAY OF THE SOUTHWEST HIGHWAY) REGISTERED
SEPTEMBER 3, 1949 AS DOCUMENT NUMBER LR1260889, IN COOK COUNTY, ILLINOIS.
SAID CONSOLIDATION PLAT RECORDED SEPTEMBER 19, 2012 AS DOCUMENT 1226318033 IN COOK COUNTY,
ILLINOIS.

Permanent Index #'s: 23-26-203-024-0000 Vol. 152 and 23-26-203-025-0000 Vol. 152 and 23-26-203-026-0000 Vol. 152
and 23-26-203-027-0000 Vol. 152

Property Address: 12021 Timber Lane, Palos Park, Illinois 60484

Property of Cook County Clerk's Office