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WARRANTY DEED



P.N.T.N.

Doc#: 1314933070 Fee: \$44.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/29/2013 10:44 AM Pg: 1 of 4


THE GRANTOR, Anthony J. Pomonis, divorced and not since remarried, of 8115 W. Willow Road, Unit 72A in the City of Palos Hills, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Jennifer South of 9112 Stratford Lane in the City of Palos Hills, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: **(SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF)**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2012, 2013 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Index Number (PIN): 23-23-200-021-1221

Address(es) of Real Estate: 8115 Willow Road, Unit 72A, Palos Hills, IL 60465
DR.

Dated this 26th day of April, 2013

 (SEAL)
Anthony J. Pomonis

REAL ESTATE TRANSFER		05/06/2013
		COOK \$85.00
		ILLINOIS: \$170.00
		TOTAL: \$255.00
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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 Anthony J. Pomonis personally known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/it/they signed, sealed and delivered the said instrument as his/her/its/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 day of April, 2013



Joann Coli
NOTARY PUBLIC
Commission expires _____

This instrument was prepared by: Chris Hamway, 233 S Wacker Dr., 84th FL, Chicago, IL 60606

MAIL TO:

Jennifer South
8115 W. Willow Road, Unit 72A
Palos Hills, IL 60465

SEND SUBSEQUENT TAX BILLS TO:

Jennifer South
8115 Willow Road, Unit 72A
Palos Hills, IL 60465

OR

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL I: UNIT NO. 72A, TOGETHER WITH A PERPETUAL AND EXCLUSIVE USE OF PARKING SPACE AND STORAGE AREA DESIGNATED AS 72AGS, AS DELINEATED ON SURVEY OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF THE SANITARY DISTRICT OF CHICAGO EXCEPTING THEREFROM THE FOLLOWING: THE WEST 641.00 FEET THEREOF THE EAST 40.00 ACRES THEREOF AND THE EAST 516.00 FEET OF THE NORTH 894.186 FEET LYING WEST OF AND ADJOINING SAID EAST 40 ACRES OF THE NORTHEAST 1/4 OF SAID SECTION 23, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT SAID POINT BEING 1211.056 FEET SOUTH OF THE NORTH LINE OF SAID TRACT, THENCE WEST ALONG A LINE 1211.056 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT, 634.53 FEET, THENCE NORTH ALONG A LINE 384.91 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 110.90 FEET. THENCE WEST ALONG A LINE 1100.196 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT, 127.33 FEET, THENCE SOUTH ALONG A LINE 257.58 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT, 66.96 FEET, THENCE WEST ALONG A LINE 1167.156 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT, 257.58 FEET MORE OR LESS TO THE WEST LINE OF SAID TRACT;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY UNION NATIONAL BANK OF CHICAGO, ILLINOIS, AS TRUSTEE UNDER TRUST NO. 1927, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ON MARCH 7, 1974 AS DOCUMENT NO. 22,647,270 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATION ARE FILED OF RECORD; IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL II: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I RECORDED: MARCH 7, 1974 DOCUMENT 22,647,269.

PARCEL III: THE EAST 205.85 FEET (EXCEPT THE EAST 115.85 FEET AND

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EXCEPT THE NORTH 66 FEET DEDICATED FOR 112TH PLACE) OF THE SOUTH 301.65 FEET OF THE NORTH 1236.65 FEET OF THE WEST 14 ACRES OF THE EAST 26 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 23-23-200-021-1221

Address(es) of Real Estate: 8115 W. Willow Road, Unit 72A, Palos Hills, IL 60465

Property of Cook County Clerk's Office