

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



13319350510

Doc#: 1331935051 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/15/2013 09:14 AM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR(S), Robert Tivadar, a bachelor of the Village of Lemont, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Bogdan Kljaic Jr (GRANTEE'S ADDRESS) 6135 Knoll Wood #201 Willowbrook, Illinois 60527 of the County of DuPage, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED LEGAL



**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2013 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2013

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 22-33-114-053-0000  
Address(es) of Real Estate: 14823 Steven Ct., Lemont, Illinois 60439

Dated this 29th day of October, 2013.

  
Robert Tivadar

REAL ESTATE TRANSFER		10/30/2013
	COOK	\$136.50
	ILLINOIS:	\$273.00
<b>TOTAL:</b>		<b>\$409.50</b>

22-33-114-053-0000 | 20131001604741 | ASY7R3

FIRST AMERICAN TITLE ORDER # 2483107

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert Tivadar Bachelor,

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 29 day of October, 2013



*[Signature]* (Notary Public)

**Prepared By:** Melanie J Matiasek  
1020 55th Place  
Countryside, Illinois 60525

**Mail To:**  
~~John J. Grotto~~  
~~2023 Highland Court~~  
~~Lake Carroll, Illinois 61046~~

**Name & Address of Taxpayer:**  
Bogdan Kljaic Jr  
14823 Steven Ct.  
Lemont, Illinois 60439

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**PARCEL 1:** A TRACT OF LAND, BEING A PART OF LOT 51 IN KEEPATAW TRAILS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 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 NORTHWEST CORNER OF SAID LOT 51; THENCE NORTH 89 DEGREES 55 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 51; A DISTANCE OF 84.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 55 MINUTES 57 SECONDS EAST ALONG THE SAID NORTH LINE OF LOT 51, A DISTANCE OF 49.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 51; A DISTANCE OF 100.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 51; THENCE SOUTH 57 DEGREES 43 MINUTES 21 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 51, A DISTANCE OF 154.78 FEET TO THE SOUTH CORNER OF SAID LOT 51; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 51, BEING AN ARC OF A CIRCLE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, A CHORD OF 21.05 FEET AND A CHORD BEARING OF NORTH 42 DEGREES 22 MINUTES 29 SECONDS WEST, FOR AN ARC DISTANCE OF 21.16 FEET; THENCE NORTH 57 DEGREES 43 MINUTES 21 SECONDS EAST, A DISTANCE OF 60.32 FEET; THENCE NORTH 18 DEGREES 12 MINUTES 04 SECONDS EAST, A DISTANCE OF 142.86 FEET TO THE POINT OF BEGINNING.

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

Cook County Clerk's Office