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FIRST AMERICAN

File # 2549155



Doc#: 1419833129 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/17/2014 04:08 PM Pg: 1 of 3

**WARRANTY DEED**

The GRANTOR, TONYA AARTS, formerly known as TONYA OREDNICK an unmarried woman, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to DEE ANN REGAN, an unmarried woman, residing at 93 Doolin Street, Lemont, IL 60439, all interest in the following described real estate in the County of Cook, State of Illinois, to wit:

Above Space for Recorder's Use Only

**PARCEL 1:**

THAT PART OF LOT 19 IN ASHBURY WOODS A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 42.00 FEET FOR A POINT BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 37 SECONDS EAST ALONG EAST LINE OF SAID LOT 19, A DISTANCE OF 26.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS WEST, A DISTANCE OF 83.00 FEET TO THE WEST LINE OF SAID LOT 19; THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 26.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE COMMON AREAS AND OUTLOTS A AND B AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND

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**RESTRICTIONS RECORDED JANUARY 8, 2003 AS DOCUMENT 0030035125 AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.**


Permanent Real Estate Index Number (PIN): 22-33-108-019-0000 Vol. 0062

Address of Real Estate: 504 Ashbury Court, Lemont, IL 60439



SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any.

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

Dated this 29<sup>th</sup> day of June, 2014.

  
\_\_\_\_\_  
TONYA AARTS, formerly known  
as TONYA OREDNICK

CLERK OF COOK COUNTY Clerk's Office

REAL ESTATE TRANSFER TAX		02-Jul-2014
	COUNTY:	155.00
	ILLINOIS:	310.00
	TOTAL:	465.00

22-33-108-019-0000 | 20140701609386 | 0-878-608-512

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**Please send all future tax bills to:**

Dee Ann Regan  
504 Ashbury Court  
Lemont, IL 60439

**Please send recorded document to:**

Dee Ann Regan  
504 Ashbury Ct  
Lemont, IL 60439


**This instrument prepared by:**

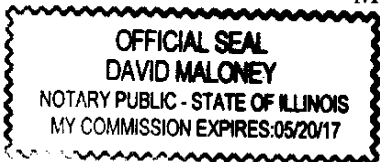
David S. Maloney  
Maloney Law LLC  
1880 W. Winchester Rd., Suite 108  
Libertyville, IL 60048

State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public for the State and County aforesaid, do hereby certify that TONYA AARTS, formerly known as TONYA OREDNICK is the same person whose name is subscribed to the foregoing Warranty Deed, appeared personally before me this day in person and acknowledge that she signed, sealed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of rights of homestead.

Dated: 6/24/14, 2014

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 5/20/17



PROPERTY OF COOK COUNTY CLERK'S OFFICE