UNOFFICIAL COPY

PREPARED BY:

Edward Kusta, P.C. 430 West Boughton Road Bolingbrook, IL 60440

MAIL TAX BILL TO:

STEVE TSIAMAS 135 WILLOWCREEK LANE WILLOW SPRINGS, IL 60480



Doc#: 1432446050 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 11/20/2014 02:00 PM Pg: 1 of 2

MAIL RECORDED DEED TO: STEVE TSIAMAS 135 WILLOWCREEK LANE

WILLOW SPRINGS, IL 60480

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), LEO F. POCLUS, MARRIED TO DEBORAH POCIUS, WHO NEVER RESIDED IN THE PROPERTY, of the Cty of WESTMONT, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to STEVE TSIAMAS of 5731 W. 90th Street, Oak Lawn, Illinois 60453, all right, title, and interest in the following described real carrie situated in the County of COOK, State of Illinois, to wit:

EGAL ATTACHED

Dated this

COUNTY OF

Permanent Index Number(s): 23-05-201-114-0000

Property Address: 135 WILLOWCREEK LANE, WILLOW SPRINGS, IL 60480

subject, however, to the general taxes for the year of 2013 and the cafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Exempt under the provisions of paragraph

day of

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LEO F. POCIUS, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this

My commission expires:

OFFICIAL SEAL
EDWARD KUSTA
Notary Public - State of Illinois
My Commission Expires Jul 17, 2017

Notary Public

LEO F. POCIUS

FOR USE IN: ALL STATES
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PARCEL 1: THAT PART OF LOT 3 IN WILLOW CREEK TOWNHOMES, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE WESTERLY MOST CORNER OF SAID LOT 3; THENCE NORTH 78 DEGREES 42 MINUTES 34 SECONDS. EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 59.20 FEET TO THE POINT OF LEGINNING; THENCE SOUTH 22 DEGREES 17 MINUTES 03 SECONDS EAST 82.68 FEETTO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 3 THAT IS 32.18 FEETNORTHEACTERLY OF, AS MEASURED ALONG THE SOUTHEASTERLY LINE THEREOF, THE SOUTHERLY MOST CORNER OF SAID LOT 3; THENCE NORTH 67 DEGREES 44 MINUTES 26 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3, A DISTANCE OF 47.86 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 3; THENCENORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT 3; THE FOLLOWING TWO COURSES: NORTH 26 DEGREES 41 MINUTES 51 SECONDS WEST 57.60 FEET; NORTH 37 DEGREES 15 MINUTES 00 SECONDS WEST 23.74 FEET TO THENORTHERLY MOST CORNER OF SAID LOT 3; THENCE SOUTH 78 DEGREES 42 MINUTES 34 SECONDS WEST, A ONG THE NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 38.39 FEET TO THE POINT OF FEGINNING. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NO. 94044097.

REAL ESTATE TRANSFER TAX 10-Nov-2014		
	COUNTY: ILLINO(S: TOTAL:	97.25 194.50 291.75
23-05-201-114-0000 2	0141101643263 1-2	43-528-160 O