

UNOFFICIAL COPY

704067 1/2

Warranty Deed



Doc#: 1512719027 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2015 09:26 AM Pg: 1 of 4

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Mauricio Arroyo, married to Julie Lenore Arroyo, of 10504 Willow Avenue, City of Mokena, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Dominic Kowalczyk, of City of Tinley Park, State of Illinois, as an individual, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

BAE * Single man

SUBJECT TO: General taxes for 2014 and subsequent years; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number(s): 31-05-100-011-0000
Address(es) of Real Estate: 18401 Ridgeland Avenue, Tinley Park, IL 60477

The date of this deed of conveyance is 4/27, 2015.

Mauricio Arroyo

Mauricio Arroyo

Julie Lenore Arroyo

Julie Lenore Arroyo (waiving homestead)

State of Illinois, County of Will ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mauricio Arroyo and Julie Lenore Arroyo, 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 official seal this 27th day of April, 2015.

Fabiola Lozano

Notary Public

CCRD REVIEWED *[Signature]*

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LEGAL DESCRIPTION

For the premises commonly known as: **18401 Ridgeland Avenue, Tinley Park, IL 60477**

See Legal Attached.

Property of Cook County Clerk's Office

This instrument was prepared by:

Michael A. Angileri, Esq.
1450 Plainfield Rd., Suite 1
Darien, IL 60561

Send subsequent tax bills to:

DOMINIC KOZALCZYK
18401 RIDGELAND
AVR.
TINLEY PARK, IL
60477

Mail recorded document to:

LEN GARGAS
15414 S. HARLEM
ORLAND PARK,
IL 60462
14R389

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EXHIBIT A

THE SOUTH 150 FEET OF THE NORTH 391 FEET OF THE WEST 344.64 FEET OF THAT PART OF FRACTIONAL SECTION 5, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE INDIAN BOUNDARY LINE, 752.0 FEET NORTH EAST OF THE SOUTHERLY CORNER OF FRACTIONAL SECTION 5, AFORESAID, SAID POINT BEING IN THE CENTER LINE OF NORTH AND SOUTH HIGHWAY (RIDGELAND AVENUE); THENCE NORTHERLY ALONG THE CENTER OF SAID HIGHWAY ALONG A LINE MEASURED FROM A POINT 565.0 FEET EAST OF THE NORTH WEST CORNER OF FRACTIONAL SECTION 5, AFORESAID, A DISTANCE OF 969.0 FEET TO THE CENTER LINE OF DITCH, THENCE EASTERLY ALONG THE CENTER LINE OF SAID DITCH, 973.27 FEET TO THE INTERSECTION OF CENTER LINE OF SAID DITCH WITH THE INDIAN BOUNDARY LINE, THENCE SOUTHWESTERLY ALONG THE INDIAN BOUNDARY LINE, 1879.02 FEET TO POINT OF BEGINNING. (EXCEPT THEREFROM THAT PART TAKEN FOR HIGHWAY PURPOSES DESCRIBED AS FOLLOWS: THAT PART OF THE NORTH WEST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE INDIAN BOUNDARY LINE, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF RIDGELAND AVENUE AND THE INDIAN BOUNDARY LINE; THENCE NORTH EAST ALONG THE INDIAN BOUNDARY LINE FOR A POINT OF BEGINNING, SAID POINT BEING ON A LINE 33 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF RIDGELAND AVENUE; THENCE CONTINUING NORTH EAST ALONG THE INDIAN BOUNDARY LINE, A DISTANCE OF 96.63 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE, WHICH MAKES AN ANGLE OF 128 DEGREES 26 MINUTES 23 SECONDS WITH THE LAST DESCRIBED COURSE, DISTANCE OF 146.51 FEET TO A POINT, SAID POINT BEING 84 FEET EAST OF THE CENTER LINE OF RIDGELAND AVENUE (AS MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHERLY ALONG A LINE, WHICH MAKES AN ANGLE OF 182 DEGREES 25 MINUTES 42 SECONDS WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 320.90 FEET TO A POINT, SAID POINT BEING 60 FEET EAST OF THE CENTERLINE OF RIDGELAND AVENUE (AS MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHERLY ALONG A LINE WHICH MAKES AN ANGLE 180 DEGREES 19 MINUTES 07 SECONDS WITH THE LAST DESCRIBED COURSE, TO A POINT, SAID POINT BEING ON A LINE 33 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF RIDGELAND AVENUE; THENCE SOUTH ALONG A LINE 33 FEET EAST OF AND PARALLEL TO THE CENTERLINE OF RIDGELAND AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 31-05-100-011-0000

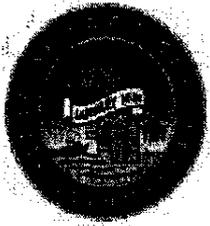
Clerk's Office

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REAL ESTATE TRANSFER TAX

06-May-2015



COUNTY:	91.00
ILLINOIS:	182.00
TOTAL:	273.00

31-05-100-011-0000 | 20150401681781 | 1-083-444-608