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FIRST AMERICAN

File # 2648478 *mg*



WARRANTY DEED

Doc#: 1521501063 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2015 12:41 PM Pg: 1 of 3

Return To: Gary S. Mueller
Attorney at Law
91 N. 129th Infantry Drive
Joliet, IL 60435

Grantor address
Tax Bill To: Andrej Sziler
Beatrice Sziler
13872 Steeples Road
Lemont, IL 60439

Property of Cook County Clerk's Office

The Grantors, **Mary Demcak, a widow and not since remarried and Kristine M. Donofrio, married to Frank Donofrio**, of the Village of Lemont, County of Cook, State of Illinois, for and in consideration of TEN -----and/no DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **ANDRZEJ**

Andrej Sziler and Beatrice Sziler, husband and wife, as tenants by the entirety.

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF.

Known As: 13872 Steeples Road, Lemont, Illinois 60439

PIN: 22-27-203-037-0000

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

TO HAVE AND TO HOLD said premises as Joint Tenants and not Tenants in Common

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

REAL ESTATE TRANSFER TAX		24-Jul-2015
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00

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THIS IS NOT HOMESTEAD PROPERTY AS TO KRISTINE M. DONOFRIO.

On this 19 day of June, 2015.

Mary Demcak
Mary Demcak

Kristine M. Donofrio
Kristine M. Donofrio

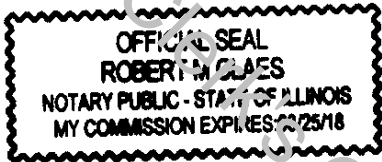
This Document Prepared by: Robert M. Claes, 2626 83rd Street, Darien, IL 60561

STATE OF Illinois)
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mary Demcak and Kristine M. Donofrio, personally known to me to be the same persons whose names 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 notary seal, this 19th day of June, 2015.

Robert M. Claes
Notary Public
My commission expires 2/15/2018



Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

THAT PART OF LOT 2 IN FIALA CHOWANIEC'S THE STEEPLES PHASE I, BEING A RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 37 DEGREES 08 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 22.35 FEET; THENCE SOUTH 52 DEGREES 55 MINUTES 37 SECONDS EAST 12.85 FEET FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED: THENCE CONTINUING SOUTH 52 DEGREES 55 MINUTES 37 SECONDS EAST 38.90 FEET THENCE SOUTH 37 DEGREES 00 MINUTES 20 SECONDS WEST ON A LINE THAT IS THE CENTER AND THE NORTHERLY AND SOUTHERLY PROLONGATIONS THEREOF OF PARTY WALL 75.34 FEET; THENCE NORTH 52 DEGREES, 55 MINUTES 37 SECONDS WEST 38.99 FEET; THENCE NORTH 37 DEGREES 04 MINUTES 23 SECONDS EAST 75.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

A NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE STEEPLES TOWNHOUSE ASSOCIATION RECORDED - AS DOCUMENT - AND AS CREATED BY THE DEED FROM STATE BANK OF COUNTRYSIDE, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 14, 1996 AND KNOWN AS TRUST NUMBER 96-1701 RECORDED - AS DOCUMENT - FOR THE PURPOSE OF INGRESS AND EGRESS.

Permanent Index #'s: 22-27-203-037-0000 Vol. 0062

Property Address: 13872 Steeples Road, Lemont, Illinois 60439