

WARRANTY DEED

Return To: Thaddeus Kowalczyk
Attorney at Law
6052 W. 63rd Street
Chicago, IL 60638



Doc#: 1601210024 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/12/2016 11:47 AM Pg: 1 of 3

Tax Bill To: Malgorzata Chrobak
11005 S. 84th Avenue
#1D
Palos Hills, IL 60465

Property of Cook County Clerk's Office

The Grantor, **Lori A. Nelson, a single person**, of the Village of Palos Hills, 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

A.
Malgorzata Chrobak

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: 11005 S. 84TH AVENUE, #1D, PALOS HILLS, ILLINOIS 60465

G-6

PIN: 23-14-400-092-1004 AND 23-14-400-092-1018

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, terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and


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conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration/CCRs.

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

On this 28 day of Dec, 2015.



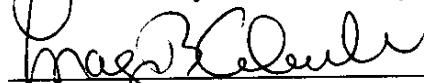
Lori A. Nelson

This Document Prepared by: Matthew J. Claes, Claes & Claes, Ltd., 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 Lori A. Nelson, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 the right of homestead.

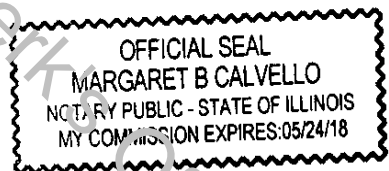
Given under my hand and notary seal, this 28 day of Dec, 2015.



Notary Public

My commission expires _____

(seal)



REAL ESTATE TRANSFER TAX		07-Jan-2016
COUNTY:		54.00
ILLINOIS:		108.00
TOTAL:		162.00

23-14-400-092-1004 | 20151201653306 | 1-655-053-376

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT NO. 1-D & G-6 IN HIDDEN VALLEY CONDOMINIUMS, UNIT FOUR, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

PARCEL 2:

THAT PART OF THE EAST 9.34 ACRES (EXCEPT THE SOUTH 305 FEET THEREOF) OF THE WEST 14.34 ACRES OF THE EAST 24.34 ACRES OF THE WEST 28.34 ACRES LYING SOUTH OF THE CALUMET FEEDER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 207.3 FEET NORTH AND 89.0 FEET WEST OF THE SOUTHEAST CORNER; THENCE WEST 71.4 FEET; THENCE NORTH 97.0 FEET; THENCE EAST 71.4 FEET; THENCE SOUTH 97.0 FEET TO THE POINT OF BEGINNING.

ALSO

PARCEL II:

THAT PART OF THE EAST 9.34 ACRES (EXCEPT THE SOUTH 305 FEET THEREOF) OF THE WEST 14.34 ACRES OF THE EAST 24.34 ACRES OF THE WEST 28.34 ACRES LYING SOUTH OF THE CALUMET FEEDER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 182.99 FEET NORTH AND 67.69 FEET WEST OF THE SOUTHEAST CORNER; THENCE WEST 144.1 FEET; THENCE SOUTH 26.0 FEET; THENCE EAST 144.1 FEET; THENCE NORTH 26.0 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1986, AND KNOWN AS TRUST NUMBER 11512, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY NOVEMBER 2, 1987 AS DOCUMENT 87590504, TOGETHER WITH ITS PERCENTAGE OF THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION (EXCEPTING THEREFROM ALL THE SPACE COMPRISING ALL THE OTHER UNITS AS SET FORTH IN SAID DECLARATION), ALL IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL III:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I AND II AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 9, 1987 AS DOCUMENT NUMBER 87590504 AND AS CREATED BY GRANT OF EASEMENT FROM STATE BANK OF COUNTRYSIDE AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 29, 1986 AND KNOWN AS TRUST NUMBER 198, RECORDED SEPTEMBER 4, 1987 NUMBER 87488978 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 23-14-400-092-1004 Vol. No. 0151 and 23-14-400-092-1018 Vol. No. 0151

Property Address: 11005 South 84th Avenue, Palos Hills, Illinois 60465