

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 1606018055 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/29/2016 02:07 PM Pg: 1 of 4

The Grantors, **KEITH A. KWIATKOWSKI** and **PATRICIA KWIATKOWSKI**, husband and wife, of the Village of Orland Park, County of Cook, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

*01146-38235 1/2 KB*  
CONVEY and WARRANT to **JOHN DIMOFF** and **JANET ELAINE DIMOFF**, of Hinsdale, Illinois, as husband and wife, not as Tenants in Common, not as Joint Tenants, but as **TENANTS BY THE ENTIRETY**, the following described real estate situate in the County of Cook and State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION RIDER

Subject only to the following, if any, 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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises not as Tenants in Common, not as Joint Tenants, but as **TENANTS BY THE ENTIRETY**, forever.

Dated this 11 day of January, 2016.

PIN: 27-31-307-036-0000

COMMONLY KNOWN AS: 18011 Breckenridge Boulevard, Orland Park, Illinois, 60467

  
\_\_\_\_\_  
**KEITH A. KWIATKOWSKI**

  
\_\_\_\_\_  
**PATRICIA KWIATKOWSKI**

REAL ESTATE TRANSFER TAX

26-Feb-2016



COUNTY:	167.50
ILLINOIS:	335.00
TOTAL:	502.50

**STEWART TITLE**  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

27-31-307-036-0000 | 20160101659747 | 0-605-547-072

*RUSA*

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This Instrument Prepared By:

RICHARD J. CALDARAZZO  
MAR CAL LAW, P.C.  
3310 N. HARLEM AVENUE  
CHICAGO, IL 60634

Send subsequent tax bills to:

JOHN & JANET DIMOFF  
18011 BRECKENRIDGE BOULEVARD  
ORLAND PARK, IL 60467

MAIL TO:

MELANIE MATIASEK  
1020 W. 55<sup>TH</sup> PLACE  
COUNRTYSIDE, IL 60525

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK

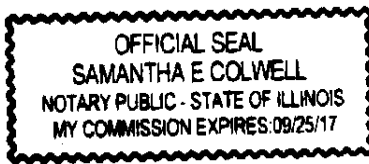
I, the undersigned, a Notary Public, in and for said County in the State aforesaid, do hereby certify that **KEITH A. KWIATKOWSKI and PATRICIA KWIATKOWSKI, husband and wife**, are personally known to me to the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 11 day of January, 2016.

Samantha E Colwell  
Notary Public

My commission expires:

9/25/17



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## LEGAL DESCRIPTION

### Exhibit A - Legal Description

THAT PART OF LOT 55, IN BRECKENRIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2002 AS DOCUMENT NO. 0020727072, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 55; THENCE SOUTH 88 DEGREES 47 MINUTES 22 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 55, 16.00 FEET THENCE SOUTH 1 DEGREE 12 MINUTES 38 SECONDS EAST 28.50 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREE 12 MINUTES 38 SECONDS EAST 70.00 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 22 SECONDS WEST 39.00 FEET; THENCE NORTH 1 DEGREE 12 MINUTES 38 SECONDS WEST 70.00 FEET; THENCE NORTH 88 DEGREES 47 MINUTES 22 SECONDS EAST 39.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 27-31-307-036-0000

COMMONLY KNOWN AS: 18011 Breckenridge Boulevard, Orland Park, IL 60467

Property of Cook County Clerk's Office

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## AFFIDAVIT AS TO ORIGINAL DOCUMENT

State of Illinois )  
County of Dupage ) ss.

**WITNESSETH**, that the affiant, Tammy Redman, under oath and being fully advised as to the premises and circumstances, and being of sound mind and of legal age, and in reference to title to the premises, legally described as follows; to-wit:

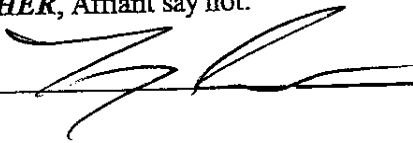
LEGAL: SEE ATTACHED EXHIBIT "A"

PIN: 27-31-307-036-0000

ADDRESS: 18011 Breckenridge Blvd., Orland Park, IL 60467

Does hereby affirmatively state that the Warranty Deed attached hereto is a true and exact copy of the original document from our file which was executed by the parties, as the original has been lost. This document is being recorded for the purposes of placing a notice of said document in the public records.

**FURTHER**, Affiant say not.



STATE OF ILLINOIS ) SS  
COUNTY OF Dupage )

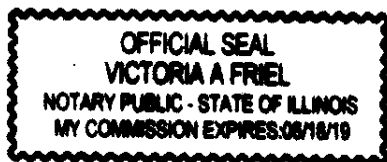
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT Tammy Redman, BEING PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME WAS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 26<sup>th</sup> of Feb., 2016.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/18/19

Stewart Title Company  
800 E Diehl Rd  
Suite 180  
Naperville, IL 60563



*Rv*