

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL  
BT 16-01042 1/2



Doc#: 1613239009 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/11/2016 09:21 AM Pg: 1 of 3

Burnet File Number: 16-01042

THE GRANTOR(S) Paul M. Kienzle and Virginia G. Kienzle, husband and wife, as tenants by the entirety, of Western Springs, IL, 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:

Francis Staskon  
1208 Hillgrove

421 Creek Dr.  
Western Springs, IL 60558

Of Western Springs, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached EXHIBIT A

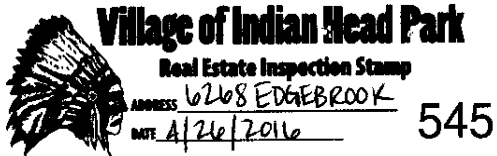
SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Address: 6268 Edgebrook Lane, Indian Head Park, IL 60525  
PIN: 18-17-313-035-0000

REAL ESTATE TRANSFER TAX 10-May-2016

COUNTY:	170.75
ILLINOIS:	341.50
TOTAL:	512.25

18-17-313-035-0000 | 20160501699545 | 0-030-699-840



SIGNATURE PAGE TO FOLLOW

Handwritten notes and signatures on the right side of the page, including the number 13 and various initials.

# UNOFFICIAL COPY

By: Paul M. Kienzle  
Paul M. Kienzle

By: Virginia G. Kienzle  
Virginia G. Kienzle

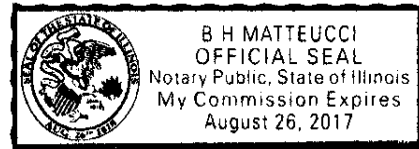
State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Paul M. Kienzle and Virginia G. Kienzle, personally known to me (or proved with satisfactory evidence) to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal  
this 2 day of May 20 16

BH Matteucci  
Notary Public



**Prepared by:**  
Brooke H. Matteucci  
Matteucci Law Office  
744 S. Spring Ave.  
La Grange, IL 60525

**Mail to:**  
Thomas J Murphy Law Office  
10540 S Western Ave # 500  
Chicago, IL 60643

**Name and Address of Taxpayer:**  
Francis Staskon  
6268 Edgebrook Lane  
Indian Head Park, IL 60525

Address: 6268 Edgebrook Lane, Indian Head Park, IL 60525  
PIN: 18-17-313-035-0000

**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION**

UNIT 16-6268

**PARCEL 1:**

THAT PART OF LOT 16, IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16 AND RUNNING THENCE NORTH 0 DEGREES 06 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 28.58 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 19 SECONDS EAST, 52.53 FEET; THENCE NORTH 0 DEGREE 06 MINUTES 41 SECONDS WEST, 8.58 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 19 SECONDS EAST, 20.35 FEET; THENCE SOUTH 45 DEGREES 06 MINUTES 41 SECONDS EAST, 5.36 FEET; THENCE SOUTH 0 DEGREES 06 MINUTES 41 SECONDS EAST, 33.27 FEET, TO THE SOUTH LINE OF SAID LOT 16; THENCE SOUTH 89 DEGREES 53 MINUTES 19 SECONDS WEST, ALONG SAID SOUTH LINE, 76.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BELOW ELEVATION 708.14 FEET, (TOP OF FOUNDATION OF BUILDING 16), ALL IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THAT PART OF LOT 16, IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 96159610, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16 AND RUNNING THENCE NORTH 0 DEGREES 06 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 46.59 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 19 SECONDS EAST 46.60 FEET; THENCE SOUTH 0 DEGREES 06 MINUTES 41 SECONDS EAST, 4.39 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 19 SECONDS EAST, 5.93 FEET; THENCE SOUTH 0 DEGREES 06 MINUTES 41 SECONDS EAST, 5.04 FEET; THENCE NORTH 69 DEGREES 53 MINUTES 19 SECONDS EAST, 20.35 FEET; THENCE SOUTH 45 DEGREES 06 MINUTES 41 SECONDS EAST, 5.36 FEET; THENCE SOUTH 0 DEGREES 06 MINUTES 41 SECONDS EAST, 33.37 FEET, TO THE SOUTH LINE OF SAID LOT 16; THENCE SOUTH 89 DEGREES 53 MINUTES 19 SECONDS WEST, ALONG SAID SOUTH LINE, 76.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND LYING BETWEEN ELEVATION 708.14 (TOP OF FOUNDATION OF BUILDING 16) AND ELEVATION 718.33 FEET, (CEILING FIRST FLOOR), ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS DATED MARCH 1, 1996 AND RECORDED MARCH 1, 1996 AS DOCUMENT 96159611 AND CREATED BY DEED FROM DONVEN HOMES INC., A CORPORATION OF ILLINOIS, FOR THE PURPOSE OF INGRESS AND EGRESS.

Permanent Index Number(s): 18-17-313-035-0000

For informational purposes only, the subject parcel is commonly known as:

6268 Edgebrook Lane, Indian Head Park, IL 60525