

# UNOFFICIAL COPY



1627118120

## WARRANTY DEED

ILLINOIS STATUTORY

16727981/4

This document was prepared by:

Donald A. Cyze  
3304 W. 111<sup>th</sup> Street  
Chicago, IL 60655

After recording, return to:

James Stepanek  
7235 W. 103rd St.  
Palos Hills, IL 60465

Send tax bills to:

Kristine Dertz  
15955 Ashford Ct  
Tinley Park IL 60477

Doc# 1627118120 Fee \$42.00

RHSP Fee:\$9.00RPRF Fee \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/27/2016 03:42 PM Pg: 1 of 3

THE GRANTORS, Michelle M. Paulsen and Laura M. Paulsen, unmarried women, each of the Village of Tinley Park, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Kristine Dertz, a single woman, of 7539 W. Hemlock Dr., Orland Park, Illinois, 60462, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: THE NORTHEAST 20.98 FEET OF THE SOUTHWEST 110.25 FEET OF A PARCEL OF LAND HEREIN DESIGNATED AS THE "BUILDING PARCEL", BEING THAT PART OF LOT 3 IN ASHFORD MANOR WEST PHASE II, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES 55 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 69.96 FEET TO THE POINT OF BEGINNING OF SAID "BUILDING PARCEL", THENCE SOUTH 45 DEGREES 06 MINUTES 29 SECONDS EAST 55.39 FEET; THENCE SOUTH 44 DEGREES 53 MINUTES 31 SECONDS WEST 136.66 FEET; THENCE NORTH 45 DEGREES 06 MINUTES 29 SECONDS WEST 63.22 FEET; THENCE NORTH 44 DEGREES 53 MINUTES 31 SECONDS EAST 120.88 FEET TO THE AFORESAID NORTH LINE OF LOT 3; THENCE SOUTH 89 DEGREES 55 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 11.05 FEET TO THE POINT OF BEGINNING OF THE "BUILDING PARCEL", IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS OF INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASHFORD MANOR WEST PHASE II TOWNHOMES, RECORDED AUGUST 24, 1994 AS DOCUMENT 94750733.

Permanent Real Estate Index Number(s): 27-24-110-040-0000

Address of Real Estate: 15955 Ashford Ct, Tinley Park, IL 60477

**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 date hereof; and subject to 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 conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

CR0REVIEW

R4

# UNOFFICIAL COPY

Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 5<sup>th</sup> day of August, 2016

Michelle M Paulsen  
Michelle M. Paulsen

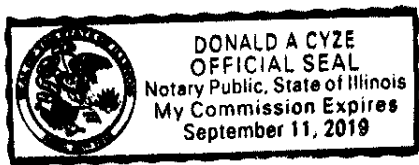
Laura M. Paulsen  
Laura M. Paulsen

REAL ESTATE TRANSFER TAX		22-Sep-2016
		COUNTY: 82.50
		ILLINOIS: 165.00
		TOTAL: 247.50
27-24-110-040-0000	20160801641063	0-568-002-368

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 Michelle M. Paulsen and Laura M. Paulsen personally known to me 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 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 official seal, this 5<sup>th</sup> day of August, 2016



[Signature] (Notary Public)

1072798 1/2  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS )

COUNTY OF Cook )SS

LARA M. PAULSEN, being duly sworn on oath, states that

affiant resides at 18479 Bellagio Circle, Tinley Park IL

And further states that: (please check the appropriate box)

A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that S he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 5<sup>th</sup> day of August, 2016.

[Signature]  
Signature of Notary Public

[Signature]  
Signature of Affiant

