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FIRST AMERICAN TITLE

FILE # 2814255 1 of 2



1701812047D

Doc# 1701812047 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/18/2017 10:09 AM PG: 1 OF 3

WARRANTY DEED
ILLINOIS STATUTORY
ESTATE

Property

Janice M. Rooks, Independent Executor of the Estate of Thaddeus F. Kozubal, deceased, as Grantor, and Anthony Gowgiel and Kayla Srum as Grantee(s).

WHEREAS, Thaddeus F. Kozubal (^{Beth} "Decedent") resided in the Village of Hanover Park, County of Cook, State of Illinois, and died on July 25, 2016, and that thereafter proceedings were instituted in the Circuit Court of Cook County, Illinois, as Case No. 2016 P 007043 to probate the estate of said Decedent and on December 12, 2016, Grantor, Janice M. Rooks, was duly appointed and qualified as the Independent Executor of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect.

NOW THEREFORE, in consideration of the sum of ~~Ten~~ ^{\$10,900.00} and 00/100 Dollars in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, the said estate does hereby CONVEY and WARRANT to Anthony Gowgiel, a single man, and Kayla Srum, a single woman, of 642 N. Kensington, La Grange Park, IL, 60523, not as Tenants by the Entirety or Tenants in Common, but as **Joint Tenants**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 6 IN BUILDING 88 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: A PART OF LOT 4 OF HANOVER HIGHLANDS, UNIT NO. 10, A SUBDIVISION IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 20672558, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO DECLARATION OF CONDOMINIUM FOR THE LARKSPUR 6 CONDOMINIUM MADE BY ILLINOIS COMMUNITIES CORPORATION, AN ILLINOIS CORPORATION, AND RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22628307 AS AMENDED BY DOCUMENT NO. 22886547 AND FURTHER AMENDED BY DOCUMENT NO. 22886547 AND FURTHER AMENDED BY DOCUMENT NO. 22944958 AND FURTHER AMENDED BY DOCUMENT NO. 23013666 (THE "DECLARATION"); TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON

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ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT 'E' TO THE DECLARATION, AS EXHIBIT 'E' MAY BE AMENDED BY AN AMENDMENT TO THE DECLARATION ("AMENDED DECLARATION") WHICH MAY FROM TIME TO TIME BE RECORDED AS PROVIDED IN THE DECLARATION WHICH UNDIVIDED PERCENTAGE INTEREST SHALL AUTOMATICALLY CHANGE AS PROVIDED IN AN AMENDED DECLARATION; AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS MAY BE ADDED OR ANNEXED BY SUCH AMENDED DECLARATION, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE UPON THE RECORDING OF SUCH AMENDED DECLARATION THE SAME AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1; AS SET FORTH IN THE DECLARATION BY ILLINOIS COMMUNITIES CORPORATION RECORDED FEBRUARY 13, 1974 AS DOCUMENT NO. 22628307 AND AS CREATED BY THE MORTGAGE FROM CHRISTOPHER J. KYZIVAT AND LINDA A. KYZIVAT, HIS WIFE, TO UNITED SAVINGS ASSOCIATION RECORDED OCTOBER 30, 1975 AS DOCUMENT NUMBER 23276295, AND AS CREATED BY DEED FROM ILLINOIS COMMUNITIES CORPORATION, AN ILLINOIS CORPORATION, TO CHRISTOPHER J. KYZIVAT AND LINDA A. KYZIVAT, HIS WIFE, DATED OCTOBER 21, 1975 RECORDED OCTOBER 30, 1975 AS DOCUMENT NUMBER 23276294, FOR THE PASSAGE, USE AND ENJOYMENT; INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

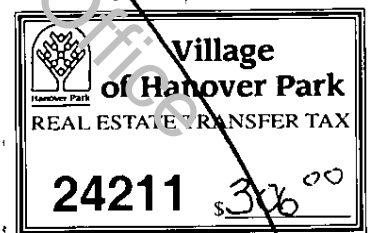
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



SUBJECT TO: Existing easements, covenants, and restrictions of record, 2016 and subsequent years real estate taxes

Permanent Real Estate Index Number: 07-30-300-023-1012
Property Address: 1341 Kingsbury Dr. #6, Hanover Park, IL 60133

Dated this 14th day of December, 2016

By: Janice M. Rooks
Janice M. Rooks,
as Independent Executor of the Estate of Thaddeus F. Kozubal



REAL ESTATE TRANSFER TAX		10-Jan-2017	
		COUNTY:	51.00
		ILLINOIS:	102.00
		TOTAL:	153.00

07-30-300-023-1012 | 20161201696305 | 0-817-894-592

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STATE OF Michigan)
COUNTY OF Van Buren) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Janice M. Rooks, 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 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 14th day of December, 2016.

Valerie A Beeching
Notary Public

Prepared by:
Small Law Office, LLC
16719 W. Springview Dr.
Lockport, IL 60441

Mail to:

Kevin M. McCarthy
Attorney at Law
7903 W. 159 th Street, Suite B
Tinley Park, IL 60477

Name and Address of Taxpayer:

Anthony Gowgiel and Kayla Srum
1341 Kingsbury Dr. 6
Hanover Park, IL 60133

Property of Cook County Clerk's Office