

# UNOFFICIAL COPY

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WARRANTY DEED



Doc# 1707608106 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/17/2017 01:54 PM PG: 1 OF 2

THE GRANTOR

(The space above for Recorder's use only)

Martina Niechciol-Hooks, a widow, of the Village of Homewood, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Sean M. Robinson in the following described Real Estate situated in Cook County, Illinois, commonly known as 17704 Dixie Highway Unit 1D, Homewood, IL 60430, legally described as:

\* OF 30312 PROVIDENCE LYNDWOOD, FL. 00411

**UNIT 2 IN WOODBRIDGE CONDOMINIUM AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED JUNE 20, 1974 AS DOCUMENT 2759018 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOT 2 IN KOONGA AND AUSEMA RESUBDIVISION OF THE NORTH 115 FEET (EXCEPT THE WEST 64 FEET THEREOF) OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31 AFORESAID AT A POINT 2215.50 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTH 1/2 THENCE SOUTH 214 FEET; THENCE EAST 222.50 FEET MORE OR LESS TO THE WEST LINE OF VINCENNES ROAD; THENCE NORTHEASTERLY ALONG THE WESTERN LINE OF SAID ROAD 229.50 FEET MORE OR LESS; THENCE WEST 305.50 FEET MORE OR LESS TO THE POINT OF BEGINNING, EXCEPTING AND RESERVING THEREFROM 14 FEET ON THE NORTH SIDE THEREOF FOR ALLEY, ACCORDING TO PLAT OF SAID KOONGA AND AUSEMA RESUBDIVISION REGISTERED IN THE OFFICE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 14, 1972 AS DOCUMENT 2617608 IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; general real estate taxes for 2016 and subsequent years; and condominium declaration and by-laws and the provisions of the Illinois Condominium Property Act.**

**USI**

