

Warranty Deed
Statutory (Illinois)

FILE # 2864520



Doc# 1719410051 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/13/2017 12:08 PM PG: 1 OF 3

MAIL TAX BILL TO:

Ted Kowalczyk
5169 183rd St.
Tinley Park, IL 60478

MAIL RECORDED DEED TO:

John Antonopoulos
15419 127th St. Suite 100
Lemont, IL 60439

THE GRANTOR(S), **JEROME T. PERUSKI AND KATHLEEN ANN PERUSKI**, husband and wife of the Village of Tinley Park, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEY(S) AND WARRANT(S)** to **TED KOWALCZYK**, of 7325 194th St. Tinley Park, IL 60487, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

THAT PART OF THE NORTH 50 ACRES OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID WEST 1/2 AND RUNNING THENCE SOUTH ON THE WEST LINE OF SAID WEST 1/2, A DISTANCE OF 497 FEET THENCE EAST PARALLEL TO THE NORTH LINE OF SAID WEST 1/2, A DISTANCE OF 175.29 FEET; THENCE NORTH PARALLEL TO SAID WEST LINE, A DISTANCE OF 497 FEET TO THE NORTH LINE OF SAID WEST 1/2; THENCE WEST ON SAID NORTH LINE 175.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPTING THERE FROM THAT PART OF THE NORTH 50 ACRES OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID NORTH EAST 1/4 WHICH IS ALSO A POINT OF BEGINNING; THENCE SOUTHERLY ALONG WEST LINE OF SAID WEST 1/2, A DISTANCE OF 133.00 FEET TO A POINT; THENCE NORTH EASTERLY ALONG A LINE FORMING AN ANGLE OF 102 DEGREES 43 MINUTES 13 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 179.69 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF SAID WEST 1/2, A DISTANCE OF 92.00 FEET TO A POINT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID WEST 1/2, A DISTANCE OF 175.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 31-04-200-003-0000
Property Address: 5169 183rd St. Tinley Park, IL 60478

FIRST AMERICAN TITLE
FILE# 2864520
1/2

S ✓
P 3
S ✓
SC ✓
INT ✓

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

UNOFFICIAL COPY

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

DATED this 26 day of June 2017.

Jerome T Peruski
JEROME T. PERUSKI

Kathleen Ann Peruski
KATHLEEN ANN PERUSKI

STATE OF ILLINOIS)
COUNTY OF *DeKalb*) SS

I, the undersigned a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JEROME T. PERUSKI AND KATHLEEN ANN PERUSKI**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal this 26 day of June, 2017.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		07-Jul-2017
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00
31-04-200-003-0000	20170601679320	0-325-060-032

PREPARED BY:
Law Office of J.F. Klunk
916 South State Street
Lockport, IL 60441

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AFFIDAVIT OF TITLE COVENANT & WARRANTY

Exhibit "A" – Legal Description

THAT PART OF THE NORTH 50 ACRES OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID WEST 1/2 AND RUNNING THENCE SOUTH ON THE WEST LINE OF SAID WEST 1/2, A DISTANCE OF 497 FEET THENCE EAST PARALLEL TO THE NORTH LINE OF SAID WEST 1/2, A DISTANCE OF 175.29 FEET; THENCE NORTH PARALLEL TO SAID WEST LINE, A DISTANCE OF 497 FEET TO THE NORTH LINE OF SAID WEST 1/2; THENCE WEST ON SAID NORTH LINE 175.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPTING THERE FROM THAT PART OF THE NORTH 50 ACRES OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID NORTH EAST 1/4 WHICH IS ALSO A POINT OF BEGINNING; THENCE SOUTHERLY ALONG WEST LINE OF SAID WEST 1/2, A DISTANCE OF 133.00 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 102 DEGREES 43 MINUTES 13 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 179.69 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF SAID WEST 1/2, A DISTANCE OF 92.00 FEET TO A POINT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID WEST 1/2, A DISTANCE OF 175.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.