

# UNOFFICIAL COPY



Doc# 1722717075 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2017 02:09 PM PG: 1 OF 4

## WARRANTY DEED

Statutory (Illinois)  
(Individual to Corporation)

BT 17-00845 (F) 1 OF 3

THE GRANTOR, DANEK T. KRZYMINSKI, AN UNMARRIED MAN, of the City of Lemont, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

CARTUS FINANCIAL CORPORATION, a corporation created and existing under the laws of the State of Delaware, having a principal place of business at 40 Apple Ridge Road, Danbury, CT 06810

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

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 22-20-300-037-1007

Address(es) of Real Estate: 303 Front Street Unit 1302, Lemont, IL 60439

TO HAVE AND TO HOLD SUCH PREMISES SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year(s) 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during those year(s).

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

Dated this 25 day of March, 2017

Danek T. Krzyminski

### REAL ESTATE TRANSFER TAX

28-Jul-2017



COUNTY: 67.50  
ILLINOIS: 135.00  
TOTAL: 202.50

22-20-300-037-1007

| 20170701693982 | 1-300-241-856

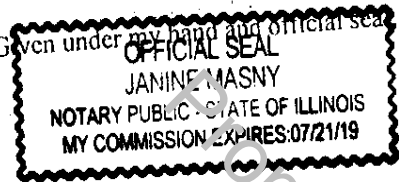
S 4  
P 4  
S 4  
M 4  
SC 4  
E 4  
INT 4

# UNOFFICIAL COPY

STATE OF Illinois COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Danek T. Krzyminski 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 25<sup>th</sup> day of March, 2017



Janine Masny (Notary Public)

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, 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 \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
(Notary Public)

Prepared By: Mark C. Metzger,  
1807 W. Diehl Rd., Suite 105  
Naperville, Illinois 60563

Mail To: CURTUS FINANCIAL CORP  
40 APPLE RIDGE DR  
DANBURY, CT 06810

After Recording Return To:  
Burnet Title - Post Closing  
1301 W. 22nd Street Suite 510  
Oak Brook, IL 60523

Name & Address of Taxpayer:

~~VINCENT N. KOLINSKI~~  
~~303 FRONT STREET~~  
~~UNIT 1302~~  
~~LEMONT, IL 60439~~

CURTUS FINANCIAL CORP  
40 APPLE RIDGE RD  
DANBURY, CT 06810

Grantor Address: 303 FRONT STREET #1302, LEMONT, IL

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

**PARCEL 1: UNIT NUMBER 1302 IN THE FRONT STREET LOFTS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**VARIOUS LAND FALLING IN THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 8, 2008 AS DOCUMENT NUMBER 0834322031, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AN EASEMENT AGREEMENT DATED OCTOBER 16, 2008 AND RECORDED DECEMBER 8, 2008, AS DOCUMENT 0834322033, MADE BY AND BETWEEN THE VILLAGE OF LEMONT, AN ILLINOIS MUNICIPAL CORPORATION, MP LEMONT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND FRONT STREET LOFTS CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, FOR:**

- 1. A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PARKING FACILITY FOR INGRESS TO AND EGRESS FROM THE TRASH ROOMS LOCATED IN THE PARKING FACILITY FOR THE PURPOSE OF DEPOSITING TRASH FOR PICK UP BY THE SCAVENGER SERVICE;**
- 2. A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PARKING FACILITY FOR INGRESS TO AND EGRESS FROM THE TRASH ROOMS LOCATED IN THE PARKING FACILITY FOR THE PURPOSE OF HAULING GARBAGE FROM THE TRASH ROOMS FROM TIME TO TIME LOCATED IN THE PARKING FACILITY;**
- 3. SHALL INCLUDE ALL MAINTENANCE, REPAIRS AND REPLACEMENT REQUIRED (TO BE FURNISHED BY THE ASSOCIATION) OF THE BALCONY WHICH SERVES THE OWNER'S UNIT, TO THE EXTENT THAT THE BALCONY EXISTS ON OR EXTENDS INTO VILLAGE PROPERTY, WHERE APPLICABLE;**
- 4. NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE EXISTENCE (WHICH EASEMENT SHALL INCLUDE ALL MAINTENANCE, REPAIRS AND REPLACEMENT REQUIRED TO BE FURNISHED BY THE ASSOCIATION) OF ANY ELEVATED WALKWAY ADJOINING A BUILDING WHICH PROVIDES ACCESS FROM THE BUILDING TO THE PARKING FACILITY, TO THE EXTENT THAT THE ELEVATED WALKWAY EXISTS ON OR EXTENDS INTO VILLAGE PROPERTY**

**PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY QUIT CLAIM DEED FROM MP LEMONT, LLC, TO VILLAGE OF LEMONT, A MUNICIPAL CORPORATION, DATED OCTOBER 16, 2008 AND RECORDED DECEMBER 8, 2008, AS DOCUMENT 0834322030 FOR A NON-EXCLUSIVE EASEMENT (i) OVER AND ACROSS THE WALKWAY PROPERTY FOR ACCESS TO AND FROM THE ADJACENT PROPERTY AND PUBLIC WAY; (ii) FOR THE INSTALLATION, CONTINUED EXISTENCE, USE, ALTERATIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF FACILITIES AND COMPONENTS LOCATED, OR FROM TIME TO TIME INSTALLED IN, THE WALKWAY PROPERTY WHICH ARE, OR WILL BE, PART OF A SYSTEM WHICH SERVES THE ADJACENT PROPERTY AND ACCESS THERETO; AND (iii) IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS AND BEAMS WHICH ARE PART OF THE BUILDING ON THE WALKWAY PROPERTY IS HEREBY DECLARED FOR THE SUPPORT OF ALL IMPROVEMENTS AND STRUCTURES WHICH ARE PART OF THE BUILDING ON THE ADJACENT PROPERTY.**

# UNOFFICIAL COPY

Permanent Index Number(s): 22-20-300-037-1007

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

303 Front St. Unit 1302, Lemont, IL 60439

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office