

WARRANTY DEED
Individual to Individual

UNOFFICIAL COPY



THE GRANTORS, **Jeremy Sikora, unmarried,**

Doc# 1725555108 Fee \$40.00

of the City of **Lemont**, County of **Cook**, State of **Illinois** for and in consideration of **TEN** and No 100s (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, **CONVEY** and **WARRANT** to:

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/12/2017 02:23 PM PG: 1 OF 2

Renata Walkosz
5221 S. Linder, Chicago, IL 60638

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

SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions, and restrictions of record; building lines and easements.

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

Permanent Index Numbers: **22-20-300-037-1083**

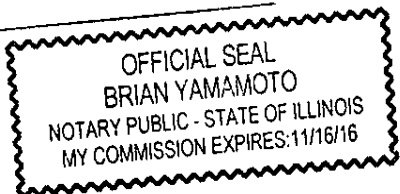
Address of Real Estate: **332 River Street, Unit 4405, Lemont, IL 60439**

DATED this 31 day of May, 2016

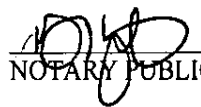
 (Seal)
Jeremy Sikora

State of Illinois, County of DuPage S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **Jeremy Sikora**, known to me to be the same persons whose name 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.



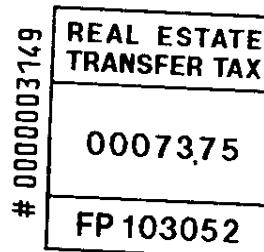
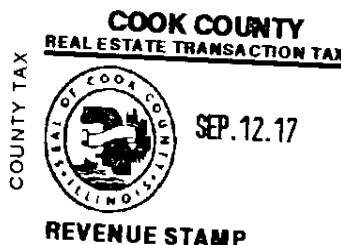
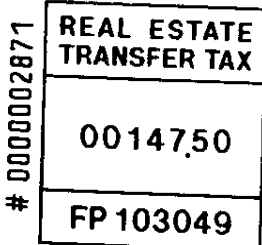
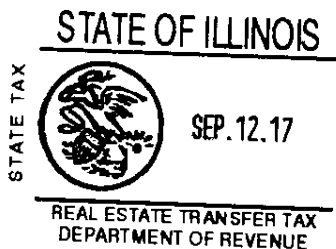
Given under my hand and official seal, this 31 day of May, 2016.


NOTARY PUBLIC

This instrument was prepared by the Law Office of Thomas J. Alore, 1730 Park Street, Suite 120, Naperville, IL 60563

SEND TAX BILL TO: ~~Renata Walkosz, 332 River Street, Unit 4405, Lemont, IL 60439~~ **14550 Forest Ln**
MAIL TO: ~~Joyce Bartizal, Attorney at Law, 3333 Warrenville Rd Ste 200, Lisle, IL 60532~~ **Lockport, IL**
60441

Thomas J. Alore



UNOFFICIAL COPY**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBER 4405 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 IN TO 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.