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WARRANTY DEED
Statutory(Illinois)

Doc# 1725613018 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/13/2017 10:28 AM PG: 1 OF 4

Majl to:

Robert Blustein, Esq.
15 Spinnings Wheel Rd Ste 300
Downers Grove IL 60521

Name & Address of Taxpayer:

Aurimas Matulevicius
Joanna H. Matulevicius
17 B Kingery Quarter #107
Willowbrook, IL 60527

THE GRANTOR, PIOTR KOPERDOWSKI, married to BEATA KOPERDOWSKI a/k/a PETER KOPERDOWSKI of 15774 S. LaGrange Road, Unit 200, Orland Park, Illinois 60462 for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid CONVEYS and WARRANTS to JOANNA H. MATULEVICIUS and DAURIMAS MATULEVICIUS AS

17 B Kingery Quarter, Willowbrook, Illinois 60527 joint tenants with right of survivorship
all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A
PERMANENT INDEX NO. (s): 23 11 302 003 1045
ADDRESS OF REAL ESTATE: 10213 S. 86TH TERRACE, UNIT 3-20, PALOS HILLS, IL. 60465

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP forever. Subject to covenants, conditions and restrictions of record and real estate taxes for the year 2017 and subsequent years.

NOTE: This is not HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, said Grantor has caused his hands and seals to be hereto affixed, and have caused his name to be signed to these presents on this 24 day of August, 2017.

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

#1781974 Y3

This instrument was prepared by:

Piotr Koperdowski
PIOTR KOPERDOWSKI a/k/a PETER KOPERDOWSKI

JOHN M. MORRONE, Attorney at Law
12820 S. Ridgeland Av., Unit C, Palos Heights, IL 60463

R4

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REAL ESTATE TRANSFER TAX

12-Sep-2017



COUNTY:	34.50
ILLINOIS:	69.00
TOTAL:	103.50

23-11-302-003-1045 | 20170801612566 | 1-549-032-384

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that PIOTR KOPERDOWSKI a/k/a PETER KOPERDOWSKI is personally known to me and 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 severally acknowledged that he signed and delivered said instrument and caused his hands and seals to be affixed thereto.

Given under my hand and official seal, this 22 day of Aug, 2017

Commission expires 11-12-17

Dianne L Kelly
 Notary Public

IMPRESS SEAL HERE

COUNTY-ILLINOIS TRANSFER STAMPS



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EXHIBIT A

UNIT NUMBER (S) 201 IN BUILDING 3 IN SCENIC TREE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 12.50 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, THENCE SOUTH 89 DEGREES 51 MINUTES 54 SECONDS ON A LINE 12.50 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 225.79 FEET TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 72.50 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 21 MINUTES AND 54 SECONDS EAST AND A CHORD DIMENSION OF 82.13 FEET, AN ARC DISTANCE OF 87.31 FEET TO A POINT; THENCE SOUTH 20 DEGREES 51 MINUTES AND 54 SECONDS EAST AT AN ANGLE OF 69 DEGREES AS MEASURED FROM EAST TO SOUTHEAST FROM THE SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 118.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 67.50 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 21 MINUTES AND 54 SECONDS EAST AND A CHORD DIMENSION OF 76.46 FEET, AN ARC DISTANCE OF 81.29 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES AND 54 SECONDS EAST ON A LINE 187.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 51.62 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 117.50 FEET, A CHORD BEARING OF NORTH 43 DEGREES 08 MINUTES AND 06 SECONDS EAST AND A CHORD DIMENSION OF 171.87 FEET, AN ARC DISTANCE OF 192.77 FEET TO A POINT; THENCE NORTH 03 DEGREES 51 MINUTES AND 54 SECONDS WEST AT AN ANGLE OF 86 DEGREES AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 99.79 FEET TO A POINT; THENCE NORTH 65 DEGREES 48 MINUTES AND 19 SECONDS EAST AT AN ANGLE OF 24 DEGREES, 18 MINUTES, 21 SECONDS AS MEASURED FROM EAST TO NORTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID SOUTHWEST 1/4 736.91 FEET (MEASURED 736.88 FEET) TO A POINT; THENCE EASTERLY AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHWEST 1/4 84.68 FEET TO A POINT ON EAST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 341.28 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11, 1167.74 FEET TO THE SOUTH EAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 1317.14 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF

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THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST CORNER OF SAID SECTION 11, 1339.133 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM SAID TRACT OF LAND THE SOUTH 50.00 FEET THEREOF AND THE EAST 40.00 FEET THEREOF (EXCEPT THE SOUTH 50.00 FEET) AND THE WEST 33.00 FEET THEREOF (EXCEPT THE SOUTH 50.00 FEET) HERETOFORE DEDICATED, ALL IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 2006 AS DOCUMENT NUMBER 0629716058; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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