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Doc# 1732555007 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/21/2017 09:30 AM PG: 1 OF 6

Return to:
Proper Title LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

122 PT 17-43692

WARRANTY DEED

The Grantors, Steven D. Mroczkowski and Alison L. Mroczkowski, husband and wife, of the Village of Lyons, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to Grantee:

Michelle Zemla
97 East Quincy Street, Unit 1
Riverside, Illinois 60546

the following described real estate situated in the County of Cook, in the State of Illinois:

[see Exhibit A attached hereto]

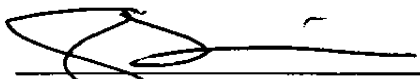
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing. To have and to hold said premises forever.

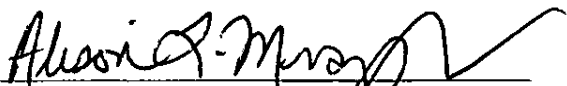
Real Estate Permanent Index Numbers: 18-02-204-016-1009 and 18-02-204-016-1038

Address of Real Estate: 8030 Riverwalk Drive, Units 8030-5B and 8030-PS8, Lyons, Illinois

60534

Dated this 17 day of October, 2017


Steven D. Mroczkowski


Alison L. Mroczkowski

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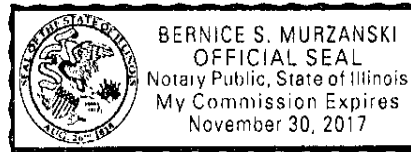
State of ILLINOIS)
) ss
 County of COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Steven D. Mroczkowski and Alison L. Mroczkowski personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth including the waiver of the right of homestead.

Given under my hand and official seal, this 17th day of OCTOBER, 2017

Bernice S. Murzanski
 Notary Public

Commission Expires: 11-30-2017



Mail To:

Thomas J. Anselmo
 Anselmo Lindberg & Oliver LLC
 1771 W. Diehl Road, Suite 120
 Naperville, IL 60563

Send Tax Bill To:

Michelle Zemla
 8030 W. River Walk Drive, Unit 5B
 Lyons, IL 60534

This instrument was prepared by:

Barbara M. Demos
 Law Office of Barbara M. Demos, P.C.
 4746 N. Milwaukee Avenue
 Chicago, IL 60630

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EXHIBIT A

LEGAL DESCRIPTION

UNITS 8030-5B AND 8030-PS8 IN THE RIVERWALK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF LOTS 1, 2 AND 3 (EXCEPT THE SOUTHWESTERLY 101 FEET OF SAID LOT 3) OF LUNN'S SUBDIVISION OF 2.5 ACRES IN THE NORTHEAST QUARTER OF SECTION 2; VACATED BARRY POINT ROAD; AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2, LYING NORTH OF THE NORTH LINE OF OGDEN AVENUE AND WEST OF THE WEST LINE OF JOLIET ROAD, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF JOLIET ROAD (SAID WEST LINE BEING 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 2) AND 108 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG THE WEST LINE OF JOLIET ROAD, 319.31 FEET MEASURED (318.03 FEET MORE OR LESS RECORD) TO THE NORTH LINE OF OGDEN AVENUE; THENCE SOUTH 73 DEGREES 10 MINUTES 19 SECONDS WEST ON THE NORTHERLY LINE OF OGDEN AVENUE, 124.91 FEET TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO JOSEPH J. JANDA AND AGNES JANDA BY DEED DATED JUNE 1, 1948 AND RECORDED JUNE 8, 1948 AS DOCUMENT 14331883, TO THE POINT OF BEGINNING OF THE TRACT HEREBY DESCRIBED; THENCE CONTINUING SOUTH 73 DEGREES 10 MINUTES 19 SECONDS WEST, ALONG THE NORTHERLY LINE OF OGDEN AVENUE 320.40 FEET, TO THE SOUTHEASTERLY EXTENSION OF THE EASTERLY LINE OF THE SOUTHWESTERLY 101 FEET OF LOT 3 IN LUNN'S SUBDIVISION; THENCE NORTH 47 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE (AND EXTENSION THEREOF) OF THE SOUTHWESTERLY 101 FEET OF SAID LOT 3 IN LUNN'S SUBDIVISION, BEING ALSO A LINE IF EXTENDED WOULD PASS THROUGH A CUT CROSS ON THE TOP OF A CONCRETE WALL, 89.60 FEET (SAID CROSS BEING 21.38 FEET FURTHER NORTHWESTERLY OF THE TERMINUS OF THIS LINE); THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, 175.49 FEET, SAID CURVE HAVING A RADIUS OF 398.52 FEET, A CHORD DISTANCE OF 174.07 FEET, AND A CHORD BEARING OF NORTH 56 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE SOUTH 39 DEGREES 57 MINUTES 57 SECONDS EAST, 17.66 FEET TO A POINT ON THE NORTHERLY LINE OF VACATED BARRY POINT ROAD, ACCORDING TO DOCUMENT 0010743494; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE NORTHERLY LINE OF VACATED BARRY POINT ROAD, 210.00 FEET; THENCE SOUTH 59 DEGREES 57 MINUTES 57 SECONDS EAST, 49.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID VACATED BARRY POINT ROAD; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD 109.10 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 14331883; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE, 107.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AND ALL TAKEN AS A TRACT; EXCEPT THAT PART OF THE AFORESAID TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE PREMISES CONVEYED TO JOSEPH J. JANDA AND AGNES JANDA BY DEED DATED JUNE 1, 1948 AND RECORDED JUNE 8, 1948 AS DOCUMENT 14331883, WITH THE NORTHERLY LINE OF OGDEN AVENUE; THENCE NORTH 01 DEGREES 54 MINUTES 57 SECONDS WEST, 27.09 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION: THENCE NORTH 78 DEGREES 02 MINUTES 51 SECONDS WEST, 116.00 FEET; THENCE NORTH 11 DEGREES 57 MINUTES 09 SECONDS EAST, 154.00 FEET; THENCE NORTH 57 DEGREES 19 MINUTES 43 SECONDS EAST, 20.91 FEET TO A POINT ON THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD 109.10 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 14331883; THENCE SOUTH DEGREE 54 MINUTES 57 SECONDS

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EAST, ALONG SAID EAST LINE OF PROPERTY CONVEYED, 280.58 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2005 AS DOCUMENT NUMBER 0502834082, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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VILLAGE OF LYONS
MAYOR CHRISTOPHER GETTY
4200 LAWNDALE AVENUE
LYONS, IL 60534
(OFFICE)708-442-4500 (FAX)708-442-4432

CERTIFICATE OF SALE COMPLIANCE

THE VILLAGE OF LYONS HEREBY CERTIFIES THAT THE PROPERTY LISTED BELOW IS APPROVED FOR TRANSFER OF OWNERSHIP, BASED UPON VERIFIED SUBSTANTIAL COMPLIANCE WITH THE VILLAGE OF LYONS PROPERTY MAINTENANCE AND ZONING ORDINANCES.

PROPERTY ADDRESS:	8030 Riverwalk Drive Unit 5B
CITY, STATE, ZIP:	Lyons IL 60534
APPROVED USE:	Single Family Condo
ZONING DISTRICT:	B-1 Commercial Business Zone
NUMBER OF UNITS:	30 Total
NUMBER OF KITCHENS:	1 Per Unit

CERTIFICATE NOT VALID WITHOUT AUTHORIZED SIGNATURES FROM LYONS BUILDING & WATER DEPARTMENTS.

BUILDING DEPARTMENT:	John Pierce (CPA)	DATE:	11-03-2017
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WATER DEPARTMENT:	N/A	DATE:	N/A
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ISSUANCE OF THIS CERTIFICATE DOES NOT CONSTITUTE A WARRANTY BY THE VILLAGE OF LYONS OR ITS STAFF AS TO THE CONDITION OR USE OF THE SUBJECT PROPERTY, BUILDING AND BUILDING SYSTEMS. NO LIABILITY IS ASSUMED BY THE VILLAGE OR VILLAGE PERSONNEL IN CONJUNCTION WITH THIS REPORT.

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REAL ESTATE TRANSFER TAX

13-Nov-2017



COUNTY:	90.00
ILLINOIS:	180.00
TOTAL:	270.00

18-02-204-016-1009

20171101649061

0-543-780-896

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