



17333410280

Doc# 1733341028 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2017 10:33 AM PG: 1 OF 2

PREPARED BY:

Robert J. Galgan, Jr.
Galanopoulos & Galgan
340 Butterfield Road, Suite 1A
Elmhurst, IL 60126

MAIL TAX BILL TO:

Andrew Krivickas
620 Mallard Court Apt. C2
Bartlett, IL 60103

MAIL RECORDED DEED TO:

~~James Bernicky
1001 East Chicago Avenue, Suite 121
Naperville, IL 60540~~

Bernicky Law Firm
1700 Park St. #203
Naperville, IL 60563

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Michael T Rock and Stephanie M.L. Rock, husband and wife of the City of Winfield, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Andrew Krivickas, of 322 Clemens Mill Ct. Adv, MI 49301, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNIT NO. 32-B-2-2 IN HEARTHWOOD FARMS CONDOMINIUM, PHASE III, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS IN THE HEARTHWOOD FARMS SUBDIVISION, UNIT 3, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 88461155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HEARTHWOOD FARMS CONDOMINIUM UMBRELLA ASSOCIATION RECORDED DECEMBER 11, 1981 AS DOCUMENT NO. 260838006, AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS.

Permanent Index Number(s): 06-35-400-117-1347
Property Address: 620 Mallard Court Apt. C2, Bartlett, IL 60103

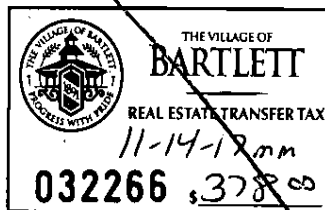
Attorneys: Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

Subject, however, to the general taxes for the year of 2017 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

REAL ESTATE TRANSFER TAX		20-Nov-2017
COUNTY:	63.00	
ILLINOIS:	126.00	
TOTAL:	189.00	

06-35-400-117-1347 | 20171101647344 | 0-274-884-640



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UNOFFICIAL COPY

Dated this 3 day of November 2017

Michael T Rock
Michael T Rock

Stephanie M.L. Rock
Stephanie M.L. Rock

STATE OF Illinois)
COUNTY OF DuPage) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael T Rock and Stephanie M.L. Rock, 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 3 day of November 2017

Michelle Sullo
Notary Public
My commission expires: 2/17/21

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office