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Doc# 1922106120 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/09/2019 10:22 AM Pg: 1 of 3

Dec ID 20190801651048
ST/CO Stamp 2-047-007-840 ST Tax \$155.00 CO Tax \$77.50

1/2 Chicago Title
196NW859003CS

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Jeffrey Kirk
2003 S. 216th Street
P.O. Box 13555
Des Moines, WA 98198

(The Above Space for Recorder's Use Only)

unmarried

THE GRANTOR Jeffrey P. Kirk for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Anna Warmuz-Bal of 10504 Ridge Cove Dr. #23D, Chicago Ridge, IL 60415, as Tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 23-22-200-045-1035

Property Address: 11141 East Rd., Unit E, Palos Hills, IL 60465

SUBJECT TO: 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.

Dated this 25 day of July, 2019.


Jeffrey P. Kirk

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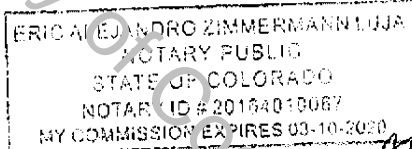
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

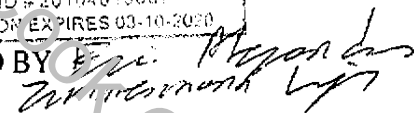
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeffrey Kirk personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 25 day of July, 2019.



Notary Public



THIS INSTRUMENT PREPARED BY 
Posey Law Group LLC
106 W. Calendar Court, #85
La Grange, IL 60525



MAIL TO:

Law Office of Dariusz Wator
10711 South Roberts Rd.
Palos Hills, Illinois 60465

SEND SUBSEQUENT TAX BILLS TO:

Anna Warmuz-Bak
11141 East Rd., Unit E
Palos Hills, IL 60465

REAL ESTATE TRANSFER TAX

				06-Aug-2019
COUNTY:	COOK	TAX:	77.50	
ILLINOIS:	STATE	TAX:	155.00	
TOTAL:		TOTAL:	232.50	
23-22-200-045-1035		20190801651048 2-047-007-840		

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 11141 'E' IN THE WOODS EDGE II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 'A' IN THE MCGRATH AND AHREN SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24655048, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NUMBER 157, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID RECORDED AS DOCUMENT 24655048, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND EASEMENTS, RECORDED AS DOCUMENT 23667054, AS SUPPLEMENTED BY DOCUMENT 24655047, IN COOK COUNTY, ILLINOIS.