

UNOFFICIAL COPY

Doc#: 1924649234 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/03/2019 11:55 AM Pg: 1 of 3

Dec ID 20190801673666
ST/CO Stamp 0-444-195-424 ST Tax \$223.50 CO Tax \$111.75

Return to:

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

PT 19-52865 1 of 2

WARRANTY DEED

Tenancy by the Entirety

THE GRANTOR Joshua Kratovil, married to Meghan Kratovil, of the Village of Lemont, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00)Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

Caitlyn Anderson and Christopher Borek *unmarried persons as joint tenants*
327 Front St #2403
Lemont, IL 60439
not as tenants in common
the following described Real Estate situated in Cook County, Illinois, to wit:

Parcel 1:

Unit Number 2403 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 into village property, where applicable;

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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:

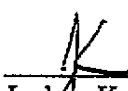
Easement for the benefit of Parcel 1 as created by quit claim deed from Mp lemont, LLC, to village of lemont, a municipal corporation, dated October 16, 2008 and recorded December 8, 2008, as document 0834322030 for a non-exclusive easement (i) over and across the walkway property for access to and from 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.

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 not in tenancy in common, not in joint tenancy, but as tenants by the entirety.

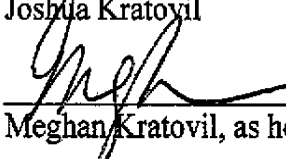
SUBJECT TO: covenants, conditions and restrictions of record, and to General Taxes for 2019 and subsequent years,

Street address: 327 Front Street, Unit 2403
City, state, and zip code: Lemont, IL 60439
Real estate index number: 22-20-300-039-1043

The grantor has signed this deed on August ^{JK} ~~16~~ 12, 2019



Joshua Kratovil



Meghan Kratovil, as homestead waiver

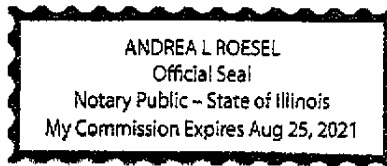
Deputy Clerk of Cook County Clerk's Office

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STATE OF ILLINOIS)
) ss.
COOK COUNTY)

I am a notary public for the County of Cook and State of Illinois. I certify Joshua and Meghan Kratovil, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: August 12th, 2019



Andrea L. Roesel
Notary Public

This instrument was prepared by:

Joseph G. Haffner
800 Waukegan Road, Suite 200
Glenview, IL 60025

~~Mail To:~~

Send Subsequent Tax Bills To:

The McCormick Law Firm

Christopher Borek and
Caitlyn Anderson

2100 Manchester Rd
Ste 501-4

327 Front St #2403

Wheaton, IL 60187

Lemont, IL 60439