

# UNOFFICIAL COPY

## WARRANTY DEED

MAIL & SEND TAX BILLS

TO: Margaret Las  
14516 John Humphrey Ave  
Orland Park IL 60462  
Michal and Malgorzata  
Bernatowicz  
~~8612 W. 95<sup>th</sup> Pl 9028 W 98<sup>th</sup> St~~  
Unit #304  
Hickory Hills, IL 60457

Doc#: 1927055216 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/27/2019 10:58 AM Pg: 1 of 4

Dec ID 20190901699585  
ST/CO Stamp 0-742-226-528 ST Tax \$110.50 CO Tax \$55.25

THE GRANTOR, **Maria Heldak**, a single person of 9942 Shady Ln, Unit 1A, Orland Park, County of Cook, in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, **Michal Bernatowicz** and **Malgorzata Bernatowicz**, husband and wife, of 9028 W. 89<sup>th</sup> St, Hickory Hills, County of Cook, in the State of Illinois, as <sup>Joint</sup>tenants by the entirety, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit: <sup>with rights of survivorship</sup>

### SEE LEGAL DESCRIPTION ATTACHMENT

Permanent Real Estate Index Number: 23-11-100-016-1022

Address of Real Estate: 8612 West 95<sup>th</sup> Place, Unit 304, Hickory Hills, Illinois 60457

Hereby releasing 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; easements for public utilities; and to General Taxes for 2019 and subsequent years.

DATED this 25 September 2019.

*Maria Heldak*

Maria Heldak

FIDELITY NATIONAL TITLE 0019022423

# UNOFFICIAL COPY

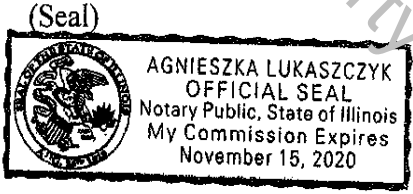
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Maria Heldak, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 notary seal, this 25 September 2019.

*Agnes Dyba*

Notary Public



This instrument was prepared by:  
Martin Ptasinski  
The Law Offices of Martin Ptasinski, P.C.  
8517 S. Archer  
Willow Springs, Illinois 60480  
708-467-0000



25-Sep-2019  
55.25  
110.50  
165.75  
20190901699585 | 0-742-226-528

REAL ESTATE TRANSFER TAX  
COUNTY: ILLINOIS  
TOTAL:



# UNOFFICIAL COPY

## EXHIBIT A

Order No.: OC19022423

For APN/Parcel ID(s): 23-11-100-016-1022

For Tax Map ID(s): 23-11-100-016-1022

---

**PARCEL 1:**

UNIT NO. 304 IN THE GREAT OAKS SOUTH CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 20 RODS OF SAID NORTHWEST 1/4 WITH THE WEST LINE OF THE EAST 1 ACRE OF THE NORTH 10 ACRES OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 20 RODS OF THE NORTHWEST 1/4 OF SAID SECTION 11, 20.0 FEET; THENCE SOUTH ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, 60.0 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 40.0 FEET; THENCE SOUTHEASTERLY, 44.04 FEET, MORE OR LESS, TO A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11 FROM A POINT 432.65 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11; THENCE EAST ALONG SAID RIGHT ANGLE LINE, 75.0 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 150.85 FEET TO A POINT 253.50 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 20 RODS OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTHWESTERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 20 RODS OF SAID NORTHWEST 1/4 THAT IS 396 FEET WEST OF THE EAST LINE OF THE ROAD; THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 20 RODS, A DISTANCE OF 263.83 FEET TO THE PLACE OF BEGINNING, EXCEPTING FROM THE LAST DESCRIBED TRACT OF LAND, THAT PART THEREOF LYING WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 988.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 11, IN COOK COUNTY, ILLINOIS.

ALSO: THAT PART OF LOT 3 IN OLSICK AND GAW'S 1ST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 3, A DISTANCE OF 247.15 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 59 MINUTES 17 SECONDS WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 62.10 FEET TO THE EAST LINE OF THE WEST 988.00 FEET OF THE NORTHWEST 1/4 OF SECTION 11; THENCE NORTH 0 DEGREES 29 MINUTES 00 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 79.03 FEET TO A POINT IN A BOUNDARY LINE OF SAID LOT 3; THENCE SOUTH 57 DEGREES 17 MINUTES 43 SECONDS EAST ON SAID BOUNDARY LINE OF SAID LOT 3, A DISTANCE OF 74.12 FEET TO THE EAST LINE THEREOF; THENCE SOUTH 0 DEGREES 35 MINUTES 08 SECONDS EAST ON THE EAST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY CHICAGO CITY BANK, AS TRUSTEE UNDER TRUST NO. 7164, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 20771004, AS AMENDED BY THE AMENDMENT

# UNOFFICIAL COPY

## EXHIBIT A

(continued)

TO SURVEY RECORDED AUGUST 19, 1969 AS DOCUMENT NO. 20935325, AND AS FURTHER AMENDED BY THE SURVEY ATTACHED AS EXHIBIT "1" TO THE AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 12, 1971 AS DOCUMENT NO. 21477431, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 (EXCEPT THAT PART THEREOF FALLING IN LOT 3 IN OLSICK AND GAW'S 1ST ADDITION, AFORESAID), AS CREATED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, RESTRICTIONS AND COVENANTS MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1968 AND KNOWN AS TRUST NO. 37632, DATED JANUARY 2, 1968 AND RECORDED MARCH 1, 1968 AS DOCUMENT NO. 20418660, FOR INGRESS, EGRESS AND DRIVEWAY OVER THE EAST 15 FEET OF THE WEST 35 FEET OF THE NORTH 276.85 FEET OF THE FOLLOWING DESCRIBED PREMISES AND ALSO OVER THE WEST 15 FEET OF THE SOUTH 60 FEET OF THE NORTH 336.85 FEET OF SAID FOLLOWING DESCRIBED PREMISES, TO WIT: THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE EAST 1 ACRE OF THE NORTH 10 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, 53.15 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 276.85 FEET SOUTH OF THE NORTH LINE ON THE SOUTH LINE OF NORTH 20 RODS OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 20 RODS OF THE NORTHWEST 1/4 OF SAID SECTION 11, 20.0 FEET; THENCE SOUTH ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, 60.0 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, 30.0 FEET; THENCE SOUTHEAST, 44.04 FEET, MORE OR LESS, TO A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11 FROM A POINT 432.65 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11; THENCE EAST ALONG SAID RIGHT ANGLE LINE, 75.0 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, 102.65 FEET TO A LINE 20 RODS SOUTH OF THE NORTH LINE OF SAID SECTION 11; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 11, 1.50 FEET TO THE EAST LINE OF THE WEST 80 RODS OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 80 RODS OF THE NORTHWEST 1/4 OF SAID SECTION 11, 277.18 FEET TO A POINT 52.82 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11; THENCE WEST 130.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.