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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2028207252 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/08/2020 11:40 AM Pg: 1 of 3

Dec ID 20200801667816
ST/CO Stamp 0-841-503-200 ST Tax \$65.00 CO Tax \$32.50

THE GRANTOR(S) Edward J. Krol, as Trustee of the Helen F. Krol Land Trust Agreement, u/t/a dated January 21, 2011, and known as Trust Number 110-02-11 of the Village of Flossmoor, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Diane M. Medica (GRANTEE'S ADDRESS) 310 S. Michigan Ave. #1713, Chicago, Illinois 60604 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 31-12-202-064-1030
Address(es) of Real Estate: 1139 Leavitt Ave., Unit 218, Flossmoor, Illinois 60422

Dated this 19th day of AUGUST, 2020

(SEAL)

Edward J. Krol as trustee of Trust Number 110-02-11 u/a dated 1-21-2011

(SEAL)

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Edward J. Krol, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 official seal, this 19th day of AUGUST, 2020



[Signature] (Notary Public)

Prepared By: William P. Butcher
2044 Ridge Road
Homewood, Illinois 60430

Mail To:
Charles Ryan
18141 Dixie Hwy
Homewood, Illinois 60430

Name & Address of Taxpayer:
Diane M. Medica
1139 Leavitt Ave., Unit 218
Flossmoor, Illinois 60422

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EXHIBIT 'A' Legal Description

UNIT NUMBER 218 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL

ESTATE: LOT 1 IN RESUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE OF SUBDIVISION OF SOUTH 300 FEET OF LOT 1 IN BLOCK 2 IN WELLS AND NELLEGARS SUBDIVISION OF THE NORTH 17 1/2 ACRES WEST OF ILLINOIS CENTRAL RAILROAD COMPANY OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1972 AND KNOWN NUMBER 76407 RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22628042 AND AMENDED BY DOCUMENT NUMBER 22639249, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

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