

# UNOFFICIAL COPY

Doc#: 2032207577 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/17/2020 03:34 PM Pg: 1 of 2

## WARRANTY DEED

~~Mail Recorded Deed To:~~

~~Martin Ptasinski  
8517 S. Archer Avenue  
Willow Springs, Illinois 60480~~

*Mail to* →

Mail Future Tax Bills To:

Jan Balazia  
11106 Heritage Drive, Unit 1C  
Palos Hills, IL 60465

Dec ID 20201001621317  
ST/CO Stamp 0-643-847-136 ST Tax \$150.00 CO Tax \$75.00

THE GRANTORS, Robert W. Koupeny and Karen M. Koupeny, husband and wife, of N72W24251 S. Woodview Drive, Sussex, WI 53089, for and in consideration of Ten and no/100ths Dollars, (\$10.00) and other good and valuable considerations in hand paid, Convey and Warrant to the GRANTEE, Jan Balazia, a single man, of 8165 Katy Lane, Orland Park, Illinois 60462, the following described real estate in Cook County, Illinois:

### PARCEL 1:

UNIT 1C IN BUILDING B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HERITAGE HILLS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 88386649 AND AMENDED BY DOCUMENT NO. 88579966, AS AMENDED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GS 1C, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88386649.

PIN: 23-22-200-064-1003

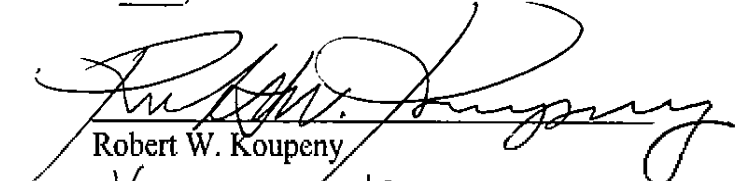
C/K/A: 11106 Heritage Drive, Unit 1C, Palos Hills, IL 60465

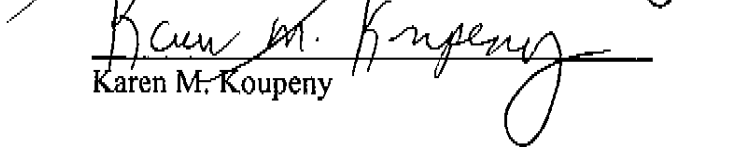
Subject to: covenants, conditions, and restrictions of record and building lines and easements; and general real estate taxes not due and payable at the time of Closing.

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

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The grantors have signed this deed on October 3, 2020.

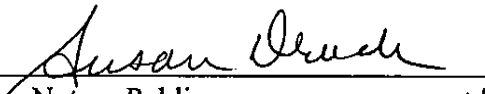
  
 Robert W. Koupeny

  
 Karen M. Koupeny

STATE OF Wisconsin)  
 ) ss.  
 COUNTY OF Waukesha)

I am a notary public for the County and State above. I certify that Robert W. Koupeny and Karen M. Koupeny, 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: 10/3/2020

  
 Notary Public  
 my commission expires 4/8/2022

**SUSAN DRUCH**  
 NOTARY PUBLIC  
 STATE OF WISCONSIN

Prepared By:  
 Robert J. Huguelet, Jr., Esq.  
 10749 Winterset Drive  
 Orland Park, Illinois 60467