

# UNOFFICIAL COPY

Doc#: 2033207047 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/27/2020 09:33 AM Pg: 1 of 3

## Warranty Deed

Dec ID 20200901613118  
ST/CO Stamp 0-524-258-272 ST Tax \$167.00 CO Tax \$83.50

Velasquez to Krasowka

September 30, 2020

PIN: 28-30-100-031-0000

Address: 16713 Westwind Dr  
Tinley Park, IL 60477

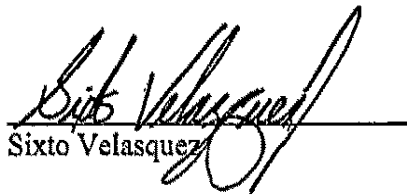
THIS INDENTURE WITNESSETH, that the Grantor, Sixto Velasquez, a single man, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants unto the Buyer, KAROLINA KRASOWSKA, a single woman, the following described real estate in the County of Cook and State of Illinois, to wit:

See attachment for legal description



subject to general taxes not yet due and payable, covenants, conditions, and restrictions of record, building lines and easements, apparent and of record.

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

In Witness Whereof, the Grantor aforesaid has here unto set his hand and seal this 30th day of September 2020.

  
Sixto Velasquez

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

REAL ESTATE TRANSFER TAX		04-Nov-2020
	COUNTY:	83.50
	ILLINOIS:	167.00
	TOTAL:	250.50

28-30-100-031-0000 | 20200901613118 | 0-524-258-272

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

19105926 1/2

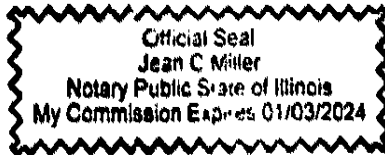
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STATE OF ILLINOIS            )  
  } SS  
COUNTY OF Will            }

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SIXTO VELASQUEZ, 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 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 Notarial Seal this 30<sup>th</sup> day of September 2020.

Jean C. Miller  
Notary Public



Mail Future Tax Bills to:

Karolina K Krasowska  
16713 Westwind Dr  
Tinley Prk, IL 60477

After Recording Mail to:

Karolina K Krasowska  
16713 Westwind Dr  
Tinley Prk, IL 60477

This instrument prepared by:  
Chad M Hayward  
Attorney At Law  
50 South Main, Suite 200  
Naperville, IL 60540  
312.867.3640  
312.867.3647 Fax

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## LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 5 IN WESTWIND COURT, BEING A SUBDIVISION OF PART OF THE NW FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID LOT 5; THENCE NORTH 74 DEGREES, 49 MINUTES, 40 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 5 FOR A DISTANCE 6.94 FEET TO A POINT; THENCE NORTH 17 DEGREES, 26 MINUTES WEST FOR A DISTANCE OF 42.66 FEET TO A POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 72 DEGREES, 34 MINUTES EAST ALONG SAID CENTER LINE OF A PARTY WALL; THENCE NORTH 72 DEGREES, 34 MINUTES EAST ALONG SAID CENTER LINE OF A PARTY WALL AND EASTERLY AND WESTERLY EXTENSIONS THEREOF FOR A DISTANCE OF 74.00 FEET TO A POINT; THENCE NORTH 17 DEGREES, 26 MINUTES WEST FOR A DISTANCE OF 29.48 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 72 DEGREES, 34 MINUTES WEST ALONG SAID CENTER LINE OF A PARTY WALL AND THE EASTERLY AND WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 74.00 FEET TO A POINT; THENCE SOUTH 17 DEGREES, 26 MINUTES EAST FOR A DISTANCE OF 29.45 FEET TO A POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER ALL OF COMMON AREA, AS SET FORTH ON THE CERTIFICATE APPENDED TO THE PLAT OF WESTWIND COURT, IN COOK COUNTY, ILLINOIS.

Address commonly known as:  
16713 Westwind Dr  
Tinley Park, IL 60477

PIN#: 28-30-100-031-0000