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Doc#: 2033417058 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/01/2020 08:19 AM Pg: 1 of 3

Dec ID 20201101647061
ST/CO Stamp 1-093-678-048 ST Tax \$123.50 CO Tax \$61.75

20-02404-PT

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Sherese Brown
8101 Hunters Green Court
Clinton, MD 20735

(The Above Space for Recorder's Use Only)

THE GRANTOR Sherese Brown, single never married, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Michele Lee of Tinley Park, IL 60477, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 31-33-303-022-0000

Property Address: 22955 Westwind Drive, Richton Park, IL 60471

Subject Only To: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; 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.

PREMIER TITLE

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

PART OF LOT 161 IN GREENFIELD UNIT 7, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 161, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT BEING A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 27.33 FEET, SAID CURVE HAVING A BEARING OF NORTH 00 DEGREES 36 MINUTES 21 SECONDS EAST AND A CHORD DISTANCE OF 27.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 27 MINUTES 17 SECONDS WEST ALONG SAID WEST LINE, 64.66 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 01 DEGREES 27 MINUTES 17 SECONDS WEST ALONG SAID WEST LINE, 22.04 FEET; THENCE NORTH 88 DEGREES 37 MINUTES 21 SECONDS EAST, 115.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 161; THENCE SOUTH 01 DEGREES 27 MINUTES 17 SECONDS EAST ALONG SAID EAST LINE, 22.04 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 21 SECONDS WEST, 115.00 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GREENFIELD TOWNHOMES RECORDED AS DOCUMENTS 99845699 AND 0683192, IN COOK COUNTY, ILLINOIS.