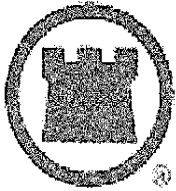


UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

201
Chicago Title
20659 708069 MW
Per NW 1042

Doc# 2101220310 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2021 02:14 PM Pg: 1 of 2

Dec ID 20201201677806
ST/CO Stamp 0-048-977-888 ST Tax \$250.00 CO Tax \$125.00

THE GRANTOR(S), Matthew S. Niemeier of the City of Lemont, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Kelsey Yerkes a single unmarried woman (Grantee's Address) 12549 S. Major Ave, Dalos HTS, IL 60449 of the County of Cook, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 6-17 IN SINGER LANDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT 1 IN SINGER LANDING, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 2005 AS DOCUMENT NUMBER 0504627061, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 21 DEGREES 42 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 61.42 FEET; THENCE NORTH 68 DEGREES 20 MINUTES 05 SECONDS EAST 205.28 FEET; THENCE SOUTH 21 DEGREES 39 MINUTES 55 SECONDS EAST 83.77 FEET TO A POINT ON CURVED LINE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET, SAID POINT BEING ALSO ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 1, AN ARC DISTANCE OF 89.42 FEET (THE CHORD TO SAID ARC BEARS SOUTH 82 DEGREES 58 MINUTES 24 SECONDS WEST, 83.45 FEET) TO A POINT OF CURVATURE IN THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 68 DEGREES 20 MINUTES 05 SECONDS WEST, 119.66 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM, RECORDED FEBRUARY 23, 2007 AS DOCUMENT NUMBER 0705415134, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 22-20-409-015-1029

Address of Real Estate: 53 Grace Ct., Lemont, IL 60439

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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

Dated this 4 day of December, 2020

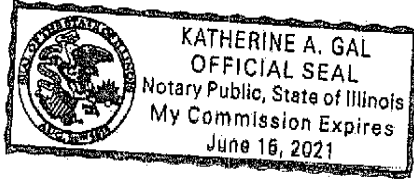
Matthew S. Niemeier
Matthew S. Niemeier

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew S. Niemeier personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/their 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 4 day of December 2020



[Signature]
(Notary Public)

Prepared By:

Katherine Gal
Attorney At Law
7 Katie Road
Lemont, 60439

Mail To:

Kelsey Verkes
53 Grace Court
Lemont, Illinois 60439

Send Subsequent Tax Bills to:

Kelsey Verkes
53 Grace Court
Lemont, IL 60439

Property of Cook County Clerk's Office