

1 2020-04139
WARRANTY DEED
(INDIVIDUAL TO INDIVIDUAL)

UNOFFICIAL COPY

Doc#: 2104007324 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2021 11:50 AM Pg: 1 of 2

Dec ID 20210101616402
ST/CO Stamp 1-960-146-960 ST Tax \$117.00 CO Tax \$58.50

THE GRANTOR, Lois A. Kennedy, a single woman,

of the Village of Countryside, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars and other valuable consideration in hand paid,

CONVEYS AND WARRANTS to

Mariusz Hudyka, a married man,
5807 S. Newcastle Ave., Chicago, IL 60638

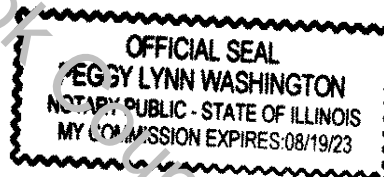
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Real Estate Number(s): 6126 S. Kensington Ave., Unit 206, Countryside, IL 60525
Address of Real Estate: 18-16-302-036-1016

DATED this 11 day of January, 2021.



Lois Kennedy (SEAL)
Lois A. Kennedy

State of Illinois, County of Winnebago ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lois A. Kennedy is personally known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledge that they signed, sealed and delivered the said 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.

Given under my hand this 11 day of January, 2021.

Peggy Lynn Washington
Notary Public



Prepared by: Patrick C. McGinnis, Esq., Donatelli & Coules, Ltd., 15 Salt Creek Lane, Suite 312, Hinsdale, Illinois 60521

Mail To:

Margaret Las
(Name)
14516 John Humphrey Dr
7630 S. County Line Road #3A
(Address)
Orland Park IL 60462
Burr Ridge IL 60527
(City, State and Zip)

Send Subsequent Tax Bills To:

Mariusz Hudyka
(Name)
6126 S. Kensington Ave., Unit 206
(Address)
Countryside, IL 60525
(City, State and Zip)

PREMIER TITLE

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 206 IN KENSINGTON ARMS CONDOMINIUM UNIT NO. 3 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 2 IN SCHUSTER SUBDIVISION OF PART OF LOT 13 IN SCHOOL TRUSTEES' SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS MADE BY BEVERLY BANK, AN ILLINOIS BANKING CORPORATION AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 20, 1968 AND KNOWN AS TRUST NO. 8-1610 RECORDED ON DECEMBER 28, 1972, AS DOCUMENT NO. 22170278 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST AS TENANTS IN COMMON WITH THE COMMON ELEMENTS (THE IMPROVEMENTS EXCEPT ALL UNITS THEREIN AND THE REAL ESTATE UPON WHICH THEY ARE ERECTED AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND THE SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS AS CREATED BY WARRANTY DEED FROM CHEVRON SPORTS CENTER, INC., CORPORATION OF ILLINOIS, TO JOSEPH C. GROSS DATED AUGUST 9, 1960 AND RECORDED AUGUST 17, 1960 AS DOCUMENT NO. 17939334 FOR INGRESS AND EGRESS OVER, ALONG AND UPON PREMISES DESCRIBED AS FOLLOWS: THE EAST 33 FEET OF THE WEST 327.40 FEET OF THE EAST 458.35 FEET (EXCEPT THE NORTH 902.18 FEET THEREOF) OF THAT PART OF LOT 13 LYING NORTH OF THE CENTER LINE OF JOLIET ROAD IN SCHOOL TRUSTEES' SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID TRACT THAT PART FALLING IN JOLIET ROAD), ALL IN COOK COUNTY, ILLINOIS.

Commonly Known As: 6126 S. Kensington Avenue, Unit 206, Countryside, IL 60525
PIN: 18-16-302-036-1016

Subject to general real estate taxes not due and payable at the time of Closing; 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.