

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2106721076 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2021 09:02 AM Pg: 1 of 3

Dec ID 20210101627798
ST/CO Stamp 0-673-238-032 ST Tax \$180.00 CO Tax \$90.00

AFTER RECORDING MAIL TO:

SATURN TITLE, LLC
1030 W. HEDGECOCKS RD.
SUITE 205
PARK RIDGE, IL 60068

2127841

THE GRANTORS, **JERZY KOZLOWSKI** a/k/a **JERRY KOZLOWSKI**, a divorced and not since remarried man, and **ANITA MARIA KOZLOWSKI**, a divorced and not since remarried woman, of 236 Butternut Ln., Streamwood, IL 60107, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations receipt of which is hereby duly acknowledged, CONVEY and WARRANT to **KAITLIN M. WALSH**, a Single woman of 128 Lenox Ct., Schaumburg, IL 60193, the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

See Attached Legal Description

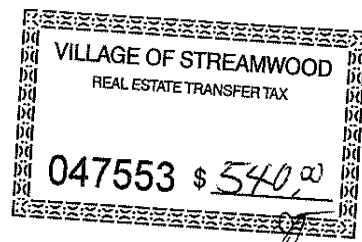
PIN: 06-24-409-020-0000

Address of Real Estate: 236 Butternut Ln., Streamwood, IL 60107

The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO:

General taxes not yet due and payable, 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 property.



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Dated this 17th day of FEBRUARY, 2021.

By: [Signature]
JERZY KOZLOWSKI a/k/a JERRY KOZLOWSKI

By: [Signature]
ANITA MARIA KOZLOWSKI *A/K/A Anita Kozlowska*

STATE OF ILLINOIS, COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that JERZY KOZLOWSKI a/k/a JERRY KOZLOWSKI and ANITA MARIA KOZLOWSKI, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

A/K/A Anita Kozlowska

Given under my hand and official seal this 17 day of Feb, 2021.

[Signature]

Notary Public



Prepared by: Law Office of Katarzyna Sak, P.C., 7720 W. Touhy Ave., Chicago, IL 60631

Mail Recorded Deed to:

Daniel A. Palmer
Attorney at Law
2500 W. Higgins Rd., Ste. 420
Hoffman Estates, IL 60169

Mail Tax Bills to:

Kaitlin M. Walsh
236 Butternut Ln.
Streamwood, IL 60107

Property of Cook County Clerk's Office

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EXHIBIT A

Legal:

PARCEL 1:

PARCEL B236 THAT PART OF LOT 19 IN BLOCK 10 IN STREAMWOOD GREEN UNIT 3-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1986 AS DOCUMENT NO. 86252751, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19, THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 45.12 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 54 SECONDS EAST, A DISTANCE OF 57.66 FEET, THENCE NORTH 89 DEGREES 48 MINUTES 39 SECONDS WEST, A DISTANCE OF 44.86 FEET TO A POINT ON THE WEST LINE OF SAID LOT 19; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG THE WEST, NORTH AND EAST LINE OF SAID LOT 19, THE FOLLOWING 3 COURSES AND DISTANCES: (1) NORTH 0 DEGREES 04 MINUTES 32 SECONDS EAST, 67.25 FEET; THENCE (2) SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST, 90.00 FEET; THENCE (3) SOUTH 0 DEGREES 04 MINUTES 32 SECONDS WEST, 125.00 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 45.12 FEET, THENCE NORTH 0 DEGREES 02 MINUTES 54 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19; THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST ALONG SAID NORTH LOT LINE, A DISTANCE OF 45.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 0 DEGREES 04 MINUTES 32 SECONDS EAST ALONG SAID EAST LOT LINE, A DISTANCE OF 125.00 FEET TO THE PLACE BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081.

Address: 236 Butternut Ln., Streamwood, IL 60107

PIN #: 06-24-409-020-0000

PIN #:

PIN #:

Township: Hanover

This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form).