

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 04/23/2021 09:03 AM Pg: 1 of 3

**PREPARED BY:**  
Cervantes Chatt & Prince P.C.  
100 N LaSalle St, Suite 2207  
Chicago, Illinois 60602

Dec ID 20210301674419  
ST/CO Stamp 0-272-741-904 ST Tax \$355.00 CO Tax \$177.50

**AFTER RECORDING, MAIL TO:**

Lonnie Allen Irving  
Stephanie Irving  
12 Commons Dr  
Palos Park, IL 60464

**GENERAL WARRANTY DEED**

**GRANTORS,**

**JASON D. FIALA**, a divorced man not since remarried, and **PATRICIA J. FIALA**, not individually, but as Trustee of the Patricia J. Fiala Trust dated February 9, 2000, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE, **LONNIE ALLEN IRVING AND STEPHANIE IRVING**, (marital status) Husband and Wife having an address of 11000 S. Theresa Circle, Unit 25 Palos Park, IL 60465 (tenancy) by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2020 and subsequent years;

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

Permanent Index Number: **23-26-201-068-0000**

**FIRST AMERICAN TITLE**  
**FILE #** AF1006680

Common Address of Real Property: **12 Commons Drive, Palos Park, IL 60464**

**\*THIS IS NOT HOMESTEAD PROPERTY AS TO EITHER GRANTOR\***

# UNOFFICIAL COPY

Dated this 22<sup>th</sup> day of MARCH, 2021.

*Jason D. Fiala*  
JASON D. FIALA

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JASON D. FIALA**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and they signed 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 and official seal, this 22<sup>nd</sup> day of MARCH, 2021.



*William O. Chatt*  
Notary Public  
My Commission Expires 8/26/2024

Dated this 22<sup>th</sup> day of MARCH, 2021.

*Patricia J. Fiala*  
Patricia J. Fiala, as Trustee of the Patricia J. Fiala Trust dated February 9, 2000

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Patricia J. Fiala, as Trustee of the Patricia J. Fiala Trust dated February 9, 2000**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and they signed 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 and official seal, this 22<sup>nd</sup> day of MARCH, 2021.

*William O. Chatt*  
Notary Public  
My Commission Expires 8/26/2024

MAIL SUBSEQUENT TAX BILLS TO:  
Lonnie Allen Irving & Stephanie Irving  
12 Commons Dr.  
Palos Park, IL 60464



EXHIBIT A

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## LEGAL DESCRIPTION

Legal Description: PARCEL 1:

A PART OF LOT 9 OF THE COMMON OF PALOS PARK PHASE II, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1979 AS TORRENS DOCUMENT NUMBER 3105635 IN COOK COUNTY, ILLINOIS AND MORE COMPLETELY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9, THENCE NORTH 37 DEGREES 30 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 88.0 FEET, THENCE SOUTH 83 DEGREES 54 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 59.16 FEET THENCE SOUTH 37 DEGREES 30 MINUTES 53 SECONDS WEST A DISTANCE OF 88.0 FEET, THENCE NORTH 83 DEGREES 54 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 59.6 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

THE GRANTOR HEREBY GRANTS TO THE GRANTEE AN EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND ACROSS LOT 41 OF THE COMMON OF PALOS PARK, PHASE II AFORESAID.

Permanent Index #'s: 23-26-201-068-0000 (Vol. 152)

Property Address: 12 Commons Drive, Palos Park, Illinois 60464

Property of Cook County Clerk's Office