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**Warranty Deed
Statutory (ILLINOIS)
General**

Doc#: 2115242079 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2021 02:12 PM Pg: 1 of 2

Dec ID 20210301681645
ST/CO Stamp 1-853-850-128 ST Tax \$97.50 CO Tax \$48.75

THE GRANTOR(S) **KATARZYNA LESNICKI**, divorced and not since remarried

of the City of Greeley, County of Weld, State of Colorado for and in consideration of (\$10.00) TEN & -----
-----00/100 DOLLARS, in hand paid, CONVEYS and WARRANTS to

^{A.}
JOHN BENISEK, KEVIN ENGLER, JENNIFER EDWARDS and JONATHAN DARIN of 8692 Flint Lane, Orland Park, IL 60462

- AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
 AS TENANTS IN COMMON

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

PARCEL 1:
UNIT 12 CONDOMINIUM BUILDING NUMBER 11 CONTAINING CONDOMINIUM UNITS NUMBERS 1-12 EACH WITH A 8 1/3 PERCENT OWNERSHIP IN THE COMMON ELEMENTS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 24 IN TOWN AND COUNTRY SUBDIVISION (BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED DECEMBER 22, 1969 AS DOCUMENT 21041966) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 24 (SAID CORNER BEING ON THE EAST RIGHT-OF-WAY OF HARLEM AVENUE, AS HERETOFORE DEDICATED IN THE AFORESAID TOWN AND COUNTRY SUBDIVISION) AND RUNNING THENCE NORTH 0 DEGREES EAST OF THE WEST LINE OF SAID LOT 24, A DISTANCE OF 139.56 FEET; THENCE NORTH 90 DEGREES EAST, A DISTANCE OF 21.17 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTH 18 DEGREES, 47 MINUTES, 37 SECONDS, A DISTANCE OF 58.02 FEET; THENCE SOUTH 71 DEGREES, 12 MINUTES, 23 SECONDS EAST, A DISTANCE OF 30.50 FEET; THENCE NORTH 18 DEGREES, 47 MINUTES, 37 SECONDS EAST, A DISTANCE OF 7.13 FEET; THENCE SOUTH 71 DEGREES, 12 MINUTES, 23 SECONDS EAST, A DISTANCE OF 15.06 FEET; THENCE SOUTH 18 DEGREES, 47 MINUTES, 37 SECONDS WEST, A DISTANCE OF 7.13 FEET; THENCE SOUTH 71 DEGREES, 12 MINUTES, 23 SECONDS EAST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 18 DEGREES, 47 MINUTES, 37 SECONDS WEST, A DISTANCE OF 58.02 FEET; THENCE NORTH 71 DEGREES, 12 MINUTES, 23 SECONDS WEST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 18 DEGREES, 47 MINUTES, 37 SECONDS WEST, A DISTANCE OF 7.13 FEET; THENCE NORTH 71 DEGREES, 12 MINUTES, 23 SECONDS EAST, A DISTANCE OF 15.06 FEET, THENCE NORTH 18 DEGREES, 47 MINUTES, 37 SECONDS EAST, A DISTANCE OF 30.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR TOWN AND COUNTRY VILLAS CONDOMINIUM BUILDING NUMBER 11 MADE BY BEVERLY BANK, AS TRUSTEE UNDER TRUST NUMBER 8-3713 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24094557.

PARCEL 2:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE PLAT OF SURVEY RECORDED AS DOCUMENT 24094557.

FIDELITY NATIONAL TITLE

CC 21006292

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

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2020 and subsequent years

Permanent Index Number (PIN): 28-30-303-029-1012

Address (es) of Real Estate: 17262 71st Ct. Unit 12, Tinley Park, IL 60477

Dated this 24 day of March 2021.

 (SEAL)
KATARZYNA LESNICKI

State of Colorado, County of Weld

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KATARZYNA LESNICKI, divorced and not since remarried is personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 24th day of March 2021.

Commission expires 07/24/2023


NOTARY PUBLIC

GLORIA YANEL RODRIGUEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194027706
MY COMMISSION EXPIRES JULY 24, 2023

This instrument was prepared by

Thaddeus S. Kowalczyk, Attorney at Law, 6052 West 63rd Street, Chicago, Illinois 60638-4342

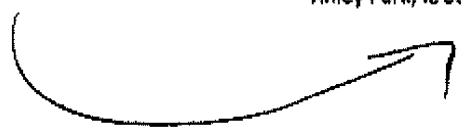
MAIL TO:

~~Russell F. Kazda Esq
17112 S. Oak Park Ave.
Tinley Park, IL 60477~~

SEND SUBSEQUENT TAX BILLS TO:

John Benisek
~~47562 71st Ct. Unit 12
Tinley Park, IL 60477~~

8697 Flint Ln
Orland Park, IL 60462



REAL ESTATE TRANSFER TAX

30-Mar-2021



COUNTY: 48.75
ILLINOIS: 97.50
TOTAL: 146.25

28-30-303-029-1012 | 20210901681645 | 1-853-850-128