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WARRANTY DEED

Doc#: 2123240426 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/20/2021 03:56 PM Pg: 1 of 2

Dec ID 20210801626006
ST/CO Stamp 1-342-233-360 ST Tax \$105.00 CO Tax \$52.50

MAIL TO:

Rudy A. Mulderink
Attorney at Law
9748 S. Roberts Rd. #5
Palos Hills, IL 60465

TAX

Send Bills to:

Simon & Elizabeth Kogucki
Adam R. Kogucki
8604 W. 95th Place
Unit 301
Hickory Hills, IL 60457

THE GRANTOR, **Maria Heldrick**, a single individual of 3612 El Verdado Court, Naples, in the State of Florida, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, **Simon Kogucki** and **Elizabeth Kogucki**, a husband and wife of 1230 60th Street LaGrange Highlands, County of Cook, in the State of Illinois, and **Adam R. Kogucki**, single individual of 1230 60th Street, LaGrange highlands, County of Cook, in the State of Illinois, as **joint tenants**, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 301 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 20 RODS OF THE SAID NORTHWEST 1/4 WITH THE WEST LINE OF THE EAST 1 ACRE OF THE NORTH 10 ACRES OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 20 RODS OF THE NORTHWEST 1/4 OF SAID SECTION 11, 20 FEET; THENCE SOUTH ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, 60 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE 03 FEET; THENCE SOUTH EASTERLY 44.04 FEET MORE OR LESS TO A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, FROM A POINT 432.65 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11; THENCE EAST ALONG SAID RIGHT ANGLE LINE, 75 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11 THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 150.85 FEET TO A POINT 253 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 20 RODS OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTHWESTERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 20 RODS OF SAID NORTHWEST 1/4 THAT IS 396 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE EAST ALONG THE SAID SOUTH LINE OF THE NORTH 20 RODS A DISTANCE OF 263.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY CHICAGO CITY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 7164, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 20771004; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

FIDELITY NATIONAL TITLE OC 21027615

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Permanent Real Estate Index Number: **23-11-100-016-1019**

Property Address: **8604 West 95th Place, Unit 301, Hickory Hills, Illinois 60457**



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

SUBJECT TO: General Taxes for 2020 and subsequent years; easements for public utilities, terms, covenants, conditions, and restrictions of record.

DATED this August 3, 2021.



Maria Heldak

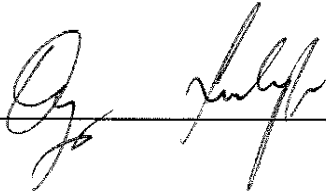
REAL ESTATE TRANSFER TAX		05-Aug-2021
		COUNTY: 52.50
		ILLINOIS: 105.00
		TOTAL: 157.50
23-11-100-016-1019 20210801626006 1-342-233-360		

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 Maria Heldak the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 notary seal, this August 3, 2021.





Notary Public

This instrument was prepared by:

Martin Ptasinski
The Law Offices of Martin Ptasinski, P.C.
8517 South Archer Avenue, Unit 1
Willow Springs, Illinois 60480
708-467-0000

