

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)

Doc#: 2125607064 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/13/2021 08:05 AM Pg: 1 of 3

**THIS DOCUMENT PREPARED BY:**

Vasili Liosatos, Esq.  
55 W. Monroe St., Suite 2445  
Chicago, IL 60603

Dec ID 20210701694503  
ST/CO Stamp 0-398-876-432 ST Tax \$175.00 CO Tax \$87.50

**FOR RECORDER'S USE ONLY**

First American Title  
File # ~~AF~~1012129

THE GRANTOR(S), Joy A Habel, as Trustee of the Joy A Habel Living Trust Dated July 17, 1997 for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid,

CONVEY and WARRANT to GRANTEE, Alice Joyce Kowski and Matthew B Kowski, <sup>HUSBAND AND WIFE</sup> of ~~2707 S. CRAMBOURN CITY ARLINGTON HEIGHTS~~ the following described Real Estate situated in the County of DUPAGE in the State of Illinois, to wit: ~~ILLINOIS 60005~~

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

AS JOINT TENANTS  
with Right of  
Survivorship.

PINS: 03-27-305-013-0000

Address of Real Estate: 1112 North Elmhurst Road, Mount Prospect, IL 60056

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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.

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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Warranty Deed as of this 9 day of July, 2021.

Joy A Habel DATE 7-9-21  
Joy A Habel, as Trustee of the Joy A Habel Living Trust Dated July 17, 1997

STATE OF IL ) SS.  
COUNTY OF DeWitt

Heather Mau, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Joy A Habel, as Trustee**, personally known to me to be the same people whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9 day of July, 2021.

Heather Mau  
NOTARY PUBLIC  
My commission expires: 3/12/2025



Property  
County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

The Land is described as follows:

LOT 7 IN BLOCK 1 IN WEDGEWOOD TERRACE, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 1946 AS DOCUMENT NUMBER 13732148, IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only:

PINS: 03-27-305-013-0000

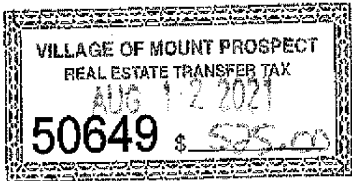
Address of Real Estate: 1112 North Elmhurst Road, Mount Prospect, IL 60056

MAIL AFTER RECORDING TO:

Edward Witas  
1375 E Woodfield Rd  
Schaumburg ILLINOIS  
60173 510

MAIL TAX BILLS TO:

Alice Joyce Kowski and  
Matthew B Kowski  
2702 S. CRAMBORNE WAY  
BURLINGTON HEIGHTS, IL  
60005



Property of Cook County Clerk's Office