

# UNOFFICIAL COPY

Doc#: 2127142119 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/28/2021 12:04 PM Pg: 1 of 3

Dec ID 20210901672960

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103, Phone: (513) 247-9605 Fax: (866) 611-0170.

After Recording, Return To:  
MORTGAGE CONNECT, LP  
600 CLUBHOUSE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1846729

Mail Tax Statements To: **Rolanda Varnauskiene and Zenonas Varnauskas, 404 Feldner Ct., Palos Heights, IL 60463**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
24-31-201-075**

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## GENERAL WARRANTY DEED

**Rolanda Varnauskiene**, married to grantee, hereinafter grantor, whose tax-mailing address is **404 Feldner ct., Palos Heights, IL 60463**, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Rolanda Varnauskiene and Zenonas Varnauskas**, a married couple, hereinafter grantees, whose tax mailing address is **404 Feldner ct., Palos Heights, IL 60463**, the following real property in Cook County, Illinois:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **1416412029, Recorded on 06/13/2014**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 08-07 AA, 2021

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said Grantor  
this 7 day of August,  
2021.



NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 08-07 AA, 2021

[Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Grantee  
This 7 day of August,  
2021.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## Exhibit A Legal Description

THAT PART OF LOT 4 IN THE VILLAS OF PALOS HEIGHTS, PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE NORTH 671.53 FEET (EXCEPT THE EAST 900 FEET THEREOF AND EXCEPT THE WEST 175 FEET OF THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR HIGHWAY) OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE DUE WEST ALONG THE SOUTH LINE OF SAID LOT 4, 27.38 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 35 SECONDS WEST 20.30 FEET TO A POINT OF BEGINNING, THENCE CONTINUING NORTH 0 DEGREES 09 MINUTES 35 SECONDS WEST 38.85 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST, ALONG SAID EXTENSION AND CENTER LINE, 72.61 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL, THENCE SOUTH 0 DEGREES 31 MINUTES 41 SECONDS EAST, ALONG SAID CENTER LINE AND THE SOUTHERLY EXTENSION THEREOF, 38.85 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 25 SECONDS EAST 72.36 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS OF PALOS HEIGHTS RECORDED JULY 1, 1994 AS DOCUMENT 94578976 AND FIRST SUPPLEMENTARY DECLARATION RECORDED NOVEMBER 7, 1994 AS DOCUMENT 94949073 AND BY DEED FROM THE CHICAGO TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST NUMBER 1098688 TO RECORDED AS DOCUMENT FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Parcel ID: 24-31-201-075