

# UNOFFICIAL COPY

2128049032

Doc# 2128049032 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/07/2021 02:35 PM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20211001699852  
ST/CO Stamp 1-005-160-592 ST Tax \$202.00 CO Tax \$101.00

### MAIL TO:

Upward Partners Investments Inc.  
PO Box 38  
Tinley Park, IL 60477

### SEND SUBSEQUENT TAX BILLS TO:

Upward Partners Investments Inc.  
PO Box 38  
Tinley Park, IL 60477

(The Above Space for Recorder's Use Only)

THE GRANTOR, Cheryl A. Lesnal, an unmarried women, of 11640 Waterway Court, Orland Park, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to UPWARD PARTNERS INVESTMENTS INC., of P.O. Box 38, Tinley Park, County of Cook, State of Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**PARCEL 1: THE WEST 43.00 FEET OF THAT PART OF LOT 5 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 01 DEGREES 21 MINUTES 01 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 5 A DISTANCE OF 19.93 FEET; THENCE SOUTH 88 DEGREES 38 SECONDS 59 MINUTES WEST 11.76 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 21 MINUTES 01 SECONDS EAST 85.00 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 59 SECONDS WEST 148.00 FEET; THENCE NORTH 01 DEGREES 21 MINUTES 01 SECONDS WEST 85.00 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 59 SECONDS EAST 148.00 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING IN THE PRESERVE AT MARLEY CREEK 1ST RESUBDIVISION IN THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS TO THE PUBLIC STREETS AND ROADS OVER AND ACROSS THE DRIVEWAYS AND WALKWAYS LOCATED ON THE "COMMUNITY AREA" ALL AS SET FORTH IN THE DECLARATION FOR THE PRESERVE TOWNHOMES RECORDED DECEMBER 15, 1998 AS DOCUMENT NO. 08136910, IN COOK COUNTY, ILLINOIS.**

27-31-304-016-0000

Permanent Index Number(s): ~~27313040160000~~

Property Address: 11640 Waterway Court, Orland Park, IL 60467

# UNOFFICIAL COPY

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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

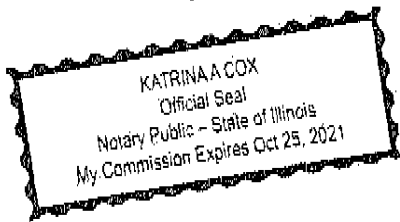
Dated this 28<sup>th</sup> day of September 2021

  
\_\_\_\_\_  
Cheryl A. Lesniak

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Cheryl A. Lesniak** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the 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 notarial seal, this 28<sup>th</sup> day of September, 2021.



  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Katrina A Cox  
Katrina Cox Law  
15255 S. 94th Avenue, Suite 500  
Orland Park, IL 60462

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF Illinois

Escrow No.: 21GSC253084OP

COUNTY OF Cook

Cheryl A. Lesniak, being duly sworn on oath, states that she resides at 11640 Waterway Ct, Orland Park, IL 60467. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
- 2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Cheryl A. Lesniak as Plat Sec Cheryl A. Lesniak  
Cheryl A. Lesniak

STATE OF Ill

COUNTY OF Cook

Subscribed and sworn to before me this 2nd of October 2021

Notary Public

