

# UNOFFICIAL COPY

Doc# 2202417082 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/24/2022 11:19 AM Pg: 1 of 4

Dec ID 20220101601795

ST/CO Stamp 1-534-598-800 ST Tax \$210.00 CO Tax \$105.00

21NW071471748 S 1060 KB

Prepared by:

Melinda Higgins Brom

301 Scottswood

Riverside, Illinois 60546.

Mail to:

Durisia Dusan

8030 Riverwalk

Unit 6F

Lyons, IL 60534

Send tax bills to:

Durisia Dusan

8030 Riverwalk

Unit 6F

Lyons, IL 60534

## WARRANTY DEED

THE GRANTORS, Jeffrey A. Kraus, a married man, and Maria A. Kraus, an unmarried woman, of the Village of Lyons, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ~~Durisia Dusan, an unmarried man,~~ Dusan Durisia a married man, Grantee, the following described real estate situated in Cook County, Illinois, to wit:

See attached Legal Description as Exhibit A

Permanent Index Number: 18-02-204-016-1030, 18-02-204-016-1046 and 18-02-204-016-1078

Property Address: 8030 Riverwalk, Unit 6F, P16 and P48, Lyons, IL 60534

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property as to Jeffrey A. Kraus.

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TO HAVE AND TO HOLD SAID PREMISES FOREVER, subject to: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through buyer; and 2021 and subsequent years general real estate taxes.

DATED this Jan 11, 2022

Jeffrey A. Kraus  
Jeffrey A. Kraus

Maria A. Kraus  
Maria A. Kraus

State of Illinois )  
                          ) SS  
County of Cook )

I the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY Jeffrey A. Kraus and Maria A. Kraus, are personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, Jan 11, 2022

Melinda Higgins Brom  
Notary Public

Commission expires



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## LEGAL DESCRIPTION

Order No.: 21NW7147174CS

For APN/Parcel ID(s): 18-02-204-016-1030, 18-02-204-016-1046 and 18-02-204-016-1078

UNITS 8030-6F, 8030-PS16 AND 8030-PS48 IN THE RIVERWALK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING PART OF LOTS 1, 2 AND 3 (EXCEPT THE SOUTHWESTERLY 101 FEET OF SAID LOT 3) OF LUNN'S SUBDIVISION OF 2.5 ACRES IN THE NORTHEAST QUARTER OF SECTION 2; VACATED BARRY POINT ROAD; AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2, LYING NORTH OF THE NORTH LINE OF OGDEN AVENUE AND WEST OF THE WEST LINE OF JOLIET ROAD, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF JOLIET ROAD (SAID WEST LINE BEING 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 2) AND 108 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG THE WEST LINE OF JOLIET ROAD, 319.31 FEET MEASURED (318.03 FEET MORE OR LESS RECORD) TO THE NORTH LINE OF OGDEN AVENUE; THENCE SOUTH 73 DEGREES 10 MINUTES 19 SECONDS WEST ON THE NORTHERLY LINE OF OGDEN AVENUE, 124.91 FEET TO THE EASTERLY LINE OF THE PREMISES CONVEYED TO JOSEPH J. JANDA AND AGNES JANDA BY DEED DATED JUNE 1, 1948 AND RECORDED JUNE 8, 1948 AS DOCUMENT 14331883, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 73 DEGREES 10 MINUTES 19 SECONDS WEST, ALONG THE NORTHERLY LINE OF OGDEN AVENUE 320.40 FEET, TO THE SOUTHEASTERLY EXTENSION OF THE EASTERLY LINE OF THE SOUTHWESTERLY 101 FEET OF LOT 3 IN LUNN'S SUBDIVISION; THENCE NORTH 47 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE (AND EXTENSION THEREOF) OF THE SOUTHWESTERLY 101 FEET OF SAID LOT 3 IN LUNN'S SUBDIVISION, BEING ALSO A LINE IF EXTENDED WOULD PASS THROUGH A CUT CROSS ON THE TOP OF A CONCRETE WALL, 89.60 FEET (SAID CROSS BEING 21.38 FEET FURTHER NORTHWESTERLY OF THE TERMINUS OF THIS LINE); THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, 175.49 FEET, SAID CURVE HAVING A RADIUS OF 396.52 FEET, A CHORD DISTANCE OF 174.07 FEET, AND A CHORD BEARING OF NORTH 56 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE SOUTH 59 DEGREES 57 MINUTES 57 SECONDS EAST, 17.66 FEET TO A POINT ON THE NORTHERLY LINE OF VACATED BARRY POINT ROAD, ACCORDING TO DOCUMENT 0010743494; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE NORTHERLY LINE OF VACATED BARRY POINT ROAD, 210.00 FEET; THENCE SOUTH 59 DEGREES 57 MINUTES 57 SECONDS EAST, 49.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID VACATED BARRY POINT ROAD; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD 109.10 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 14331883; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE, 307.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AND ALL TAKEN AS A TRACT;

EXCEPT THAT PART OF THE AFORESAID TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT BEING THE POINT OF INTERSECTION OF THE EASTERLY LINE OF THE PREMISES CONVEYED TO JOSEPH J. JANDA AND AGNES JANDA BY DEED DATED JUNE 1, 1948 AND RECORDED JUNE 8, 1948 AS

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## LEGAL DESCRIPTION

(continued)

DOCUMENT 14331883, WITH THE NORTHERLY LINE OF OGDEN AVENUE; THENCE NORTH 01 DEGREES 54 MINUTES 57 SECONDS WEST, 27.09 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION; THENCE NORTH 78 DEGREES 02 MINUTES 51 SECONDS WEST, 116.00 FEET; THENCE NORTH 11 DEGREES 57 MINUTES 09 SECONDS EAST, 154.00 FEET; THENCE NORTH 57 DEGREES 19 MINUTES 43 SECONDS EAST, 20.91 FEET TO A POINT ON THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD; THENCE NORTH 30 DEGREES 02 MINUTES 03 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VACATED BARRY POINT ROAD 109.10 FEET TO THE EAST LINE OF THE PROPERTY CONVEYED BY SAID DOCUMENT 14331883; THENCE SOUTH 1 DEGREE 54 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE OF PROPERTY CONVEYED, 280.58 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2005 AS DOCUMENT NUMBER 0502834082, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office