

UNOFFICIAL COPY

Doc#: 2221746004 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/05/2022 09:49 AM Pg: 1 of 3

Dec ID 20220701676088
ST/CO Stamp 0-518-388-816 ST Tax \$221.00 CO Tax \$110.50

WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

2265T259263EM'12 KSC EM
THE GRANTOR Kaitlin M. Walsh, of 236 Butternut Ln., Streamwood, IL 60107, 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 Roman Smakula a
married man of Cook County, Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 06-24-409-020-0000

Property Address: 236 Butternut Lane, Streamwood, IL 60107

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 13 day of July 2022.

Kaitlin Walsh
Kaitlin M. Walsh



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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kaitlin M. Walsh 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 13 day of July, 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
Daniel A. Palmer
Palmer Law, LLC
2500 W. Higgins Rd., Suite 420
Hoffman Estates, IL 60169

MAIL TO:

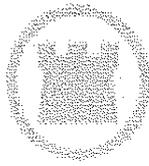
~~HT Law, LLC~~
~~444 N. Wabash Ave.~~
~~Suite 210~~
~~Chicago, IL 60611~~

Roman Smakula
236 Butternut Lane
Streamwood, IL 60107

SEND SUBSEQUENT TAX BILLS TO:

Roman Smakula
236 Butternut Lane
Streamwood, IL 60107

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GST259263RM

For APN/Parcel ID(s): 06-24-409-020-0000

PARCEL 1:

PARCEL B236 THAT PART OF LOT 19 IN BLOCK 10, IN STREAMWOOD GREEN UNIT 3-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1986 AS DOCUMENT NUMBER 86252751, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19, THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 45.12 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 54 SECONDS EAST, A DISTANCE OF 57.66 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 39 SECONDS WEST, A DISTANCE OF 44.86 FEET TO A POINT ON THE WEST LINE OF SAID LOT 19; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG THE WEST, NORTH AND EAST LINE OF SAID LOT 19, THE FOLLOWING 3 COURSES AND DISTANCES: (1) NORTH 0 DEGREES 04 MINUTES 32 SECONDS EAST, 67.25 FEET; THENCE (2) SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST, 90.00 FEET; THENCE (3) SOUTH 0 DEGREES 04 MINUTES 32 SECONDS WEST, 125.00 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19; THENCE NORTH 89 DEGREES 55 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 45.12 FEET, THENCE NORTH 0 DEGREES 02 MINUTES 54 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19; THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST ALONG SAID NORTH LOT LINE, A DISTANCE OF 45.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 0 DEGREES 04 MINUTES 32 SECONDS EAST ALONG SAID EAST LOT LINE, A DISTANCE OF 125.00 FEET TO THE PLACE BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081.