

UNOFFICIAL COPY

Doc#: 2222047139 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2022 04:13 PM Pg: 1 of 2

Dec ID 20220701676767
ST/CO Stamp 1-890-335-824 ST Tax \$380.00 CO Tax \$190.00

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 22151342 ¹/₂

THIS INDENTURE WITNESSETH, that the **GRANTOR, MARK A. KAPUSCIARZ**, married to **IZABELA KAPUSCIARZ** of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONVEYS** and **WARRANTS TO JAMES VEIKOS and ELLIE M. VEIKOS**, husband and wife, **GRANTEES**, of 11S484 Rachael Court Willowbrook, IL 60527, not as Joint Tenants or as Tenants in Common but as **TENANTS BY THE ENTIRETY**, the following described real estate, to-wit:

THAT PART OF LOT 53 IN THE WINDINGS OF WILLOW RIDGE PHASE TWO BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 09095991, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 53; THENCE NORTH 04 DEGREES 32 MINUTES 21 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 53, A DISTANCE OF 94.55 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 17 SECONDS WEST, 96.71 FEET TO THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS EAST ALONG SAID CENTER LINE, 33.83 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 17 SECONDS EAST, 1.67 FEET; THENCE SOUTH 45 DEGREES 05 MINUTES 43 SECONDS EAST, 6.12 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 43 SECONDS EAST, 17.17 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 17 SECONDS EAST, 20.00 FEET TO THE CENTER LINE OF A PARTY WALL; THENCE NORTH 00 DEGREES 05 MINUTES 43 SECONDS WEST ALONG SAID CENTER LINE, 55.33 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 17 SECONDS WEST, 26.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 23-06-402-037-0000
Address of Real Estate: 94 Santa Fe Court, Willow Springs, IL 60480



Subject to the following restrictions: a) all taxes and special assessments for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and

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Subject to the following restrictions: a) all taxes and special assessments for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, 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 OF IZABELA KAPUSCIARZ.**

Dated this 12th Day of July, 2022.

Mark A. Kapusciarz
MARK A. KAPUSCIARZ

REAL ESTATE TRANSFER TAX		28-JUL-2022	
		COUNTY:	190.00
		ILLINOIS:	380.00
		TOTAL:	570.00
23-06-402-037-0000		20220701676767 1-890-335-824	

STATE OF ILLINOIS)

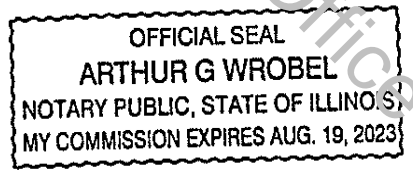
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, **MARK A. KAPUSCIARZ**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his 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 12th day of July, 2022.

Arthur G. Wrobel
Notary Public

This Instrument was prepared by:
Arthur Wrobel
Attorney at Law
10550 S. Roberts Road
Palos Hills IL 60565



Future Tax Bills to:
James Velikos
94 Santa Fe Court
Willow Springs, IL 60480

After recording return document to:
Melanie Matriasek
802 Arlington
La Grange IL 60525