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Doc#. 2222113296 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/09/2022 01:58 PM Pg: 1 of 3

WARRANTY D E E D

This agreement, made this 8th day of August, 2022, between **ROBERT KUKULAK** a Married man, of Palos Hills Illinois, party of the first part, AND **MKUK Properties, Inc.**, a Illinois Corp. of City of party of the second part Palos Hills & State of IL

Dec ID 20220801602418
ST/CO Stamp 1-799-381-584 ST Tax \$110.00 CO Tax \$55.00

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT** unto the party of the second part, and to her heirs and assigns, FOREVER as :

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all the following described real estate, situated and described as follows, to wit:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

COMMONLY KNOWN AS: 8425 W. 101st Ter., Unit 307, Palos Hills, IL 60465

PIN: 23-11-302-003-1255

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

THIS IS NOT A HOMESTEAD PROPERTY.


Robert Kukulak

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

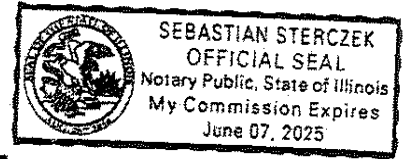
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Robert Kukulak** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that as such, 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, this 8th day of August, 2022,



Commission expires Dec 7th, 2025.

[Signature]
NOTARY PUBLIC

This instrument prepared by: Whitacre & Sterczuk LTD., 900 Jorie Blvd. Suite 200 Oak Brook IL 60523

MAIL TO:
Margaret M. Las
14516 John Humphrey Dr
Orland Park IL 60462

SEND SUBSEQUENT TAX BILLS TO:
MKUL Properties Inc
7902 W 105th St
Palos Hills IL 60465

Recorder's Office Box No. _____

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EXHIBIT A

Legal:

UNIT NUMBER(S) 307 IN BUILDING 9 IN SCENIC TREE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 12.50 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, THENCE SOUTH 89 DEGREES 51 MINUTES 54 SECONDS ON A LINE 12.50 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 225.79 FEET TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 72.50 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 21 MINUTES AND 54 SECONDS EAST AND A CHORD DIMENSION OF 82.13 FEET, AN ARC DISTANCE OF 87.21 FEET TO A POINT; THENCE SOUTH 20 DEGREES 51 MINUTES AND 54 SECONDS EAST AT AN ANGLE OF 60 DEGREES AS MEASURED FROM EAST TO SOUTHEAST FROM THE SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 118.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 67.50 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 21 MINUTES AND 54 SECONDS EAST AND A CHORD DIMENSION OF 76.46 FEET, AN ARC DISTANCE OF 81.29 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES AND 54 SECONDS EAST ON A LINE 187.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 51.62 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 117.00 FEET, A CHORD BEARING OF NORTH 43 DEGREES 08 MINUTES AND 06 SECONDS EAST AND A CHORD DIMENSION OF 171.87 FEET, AN ARC DISTANCE OF 192.77 FEET TO A POINT; THENCE NORTH 03 DEGREES 51 MINUTES AND 54 SECONDS WEST AT AN ANGLE OF 86 DEGREES AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 99.79 FEET TO A POINT; THENCE NORTH 65 DEGREES 48 MINUTES AND 19 SECONDS EAST AT AN ANGLE OF 20 DEGREES, 18 MINUTES, 21 SECONDS AS MEASURED FROM EAST TO NORTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID SOUTHWEST 1/4 736.91 FEET (MEASURED 736.88 FEET) TO A POINT; THENCE EASTERLY AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHWEST 1/4 84.68 FEET TO A POINT ON EAST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 341.28 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11, 1167.74 FEET TO THE SOUTH EAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 1317.14 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST CORNER OF SAID SECTION 11, 1339.133 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM SAID TRACT OF LAND THE SOUTH 50.00 FEET THEREOF AND THE EAST 40.00 FEET THEREOF (EXCEPT THE SOUTH 50.00 FEET) AND THE WEST 33.00 FEET THEREOF (EXCEPT THE SOUTH 50.00 FEET) HERETOFORE DEDICATED, ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 2006 AS DOCUMENT NUMBER 0629716058; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.