

UNOFFICIAL COPY

Doc#: 2232046233 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/16/2022 01:42 PM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20221101689539
ST/CO Stamp 2-063-546-704 ST Tax \$180.00 CO Tax \$90.00

Above Space for Recorder's Use Only

THE GRANTOR(S) Nicholas R. Deliberto of the City of Palos Hills, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) ^{Grzegorz Szewczyk} Grzegorz Szewczyk and Marzena Szewczyk as Tenants by the Entirety of 7848 W. 99th Street, Hickory Hills, Illinois, 60457 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: ^{2nd installment} General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 23-14-400-091-1000, 23-14-400-091-1013

Address(es) of Real Estate: 10845 S 84TH Ave., Unit 3A and Garage Unit G1 Palos Hills Illinois 60465

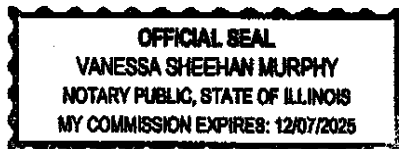
The date of this deed of conveyance is 11/14/2022.

Nicholas R. Deliberto

Nicholas R. Deliberto

State of Illinois, County of McHenry. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nicholas R. Deliberto personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) 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 official seal 11/14/2022.



Vanessa Sheehan Murphy

Notary Public

FIDELITY NATIONAL TITLE SC22002570

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LEGAL DESCRIPTION

For the premises commonly known as: 10845 S 84TH Ave., Unit 3A and Garage Unit G1
Palos Hills, Illinois 60465

Legal Description:

PARCEL 1:

UNIT NUMBER 3'A' AND GARAGE UNIT NUMBER G1 IN HIDDEN VALLEY CONDOMINIUMS UNIT THREE, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE EAST 9.34 ACRES (EXCEPT THE SOUTH 305 FEET THEREOF) OF THE WEST 14.34 ACRES OF THE EAST 24.34 ACRES OF THE WEST 28.34 ACRES LYING SOUTH OF THE CALUMET FEEDER OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 690.84 FEET NORTH AND 140.97 FEET EAST OF THE SOUTHWEST CORNER; THENCE SOUTH 53 DEGREES 26 MINUTES 26 SECONDS EAST 75 FEET; THENCE NORTH 36 DEGREES 33 MINUTES 34 SECONDS EAST 110 FEET; THENCE NORTH 53 DEGREES 26 MINUTES 26 SECONDS WEST 75 FEET; THENCE SOUTH 36 DEGREES 33 MINUTES 34 SECONDS WEST 110 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 87550530; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 87488978 IN COOK COUNTY, ILLINOIS.

<p>This instrument was prepared by: Vanessa Sheehan Donahue & Walsh 4310 Crystal Lake Road Ste C&D McHenry, IL 60050</p>	<p>Send subsequent tax bills to: Grzegorz Szewczyk and Marzena Szewczyk 10845 S 84TH Ave., Unit 3A and Garage Unit G1 Palos Hills Illinois 60465</p>	<p>Mail recorded document to: Grzegorz Szewczyk and Marzena Szewczyk 10845 S 84TH Ave., Unit 3A and Garage Unit G1 Palos Hills Illinois 60465</p>
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Margaret M. Las
14516 John Humphrey Dr
Oakland Park IL 60462

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REAL ESTATE TRANSFER TAX

14-Nov-2022



COUNTY:	90.00
ILLINOIS:	180.00
TOTAL:	270.00

23-14-400-091-1009

| 20221101689539 | 2-063-546-704

Property of Cook County Clerk's Office