

# UNOFFICIAL COPY

Doc#: 2313808048 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/18/2023 10:53 AM Pg: 1 of 3

Dec ID 20230501620033  
ST/CO Stamp 2-022-601-424 ST Tax \$322.00 CO Tax \$161.00

## WARRANTY DEED

FIDELITY NATIONAL TITLE

OC 23006235

THIS INDENTURE WITNESSETH, that the Grantor(s), **THEODORE A. MOSTERD**, a single man 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, CONVEY(S) and WARRANT(S) to **STEVEN LEAHY**, a single man of Omaha, NE, as...

(Check Applicable, Strike Inapplicable)

- An individual or Entity (LLC, Corporation, Etc.)  
 Tenants in Common  
 Not as Tenants in Common but as Joint Tenants with rights of survivorship  
 Not as Tenants in Common or Joint Tenants, but as Tenants by the Entirety

...the following described real estate, to-wit:

SEE ATTACHED LEGAL

Permanent Real Estate Index Number: 27-30-413-024-0000

Address of Real Estate: 17213 Lakebrook Dr, Orland Park, IL 60467

Subject to the following restrictions: a) general real estate taxes not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record, building lines and easements for the use of public utilities.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 5 Day of May, 2023

FIDELITY NATIONAL TITLE OC23006235

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*Theodore A. Mosterd*

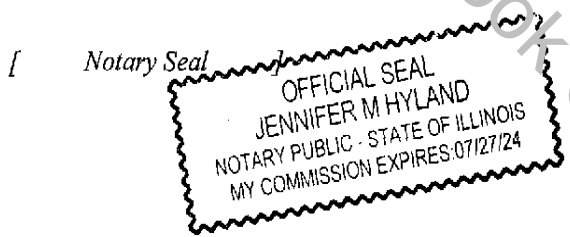
**THEODORE A. MOSTERD**

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, Theodore A. Mosterd, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 5 day of May, 2023



*Jennifer M. Hyland*  
Notary Public

This Instrument was prepared by:

Russell F. Kazda  
17112 S. Oak Park Avenue  
Tinley Park, IL 60477

Grantees Address +  
Future Tax Bills to:  
Steven Leahy  
17213 Lakebrook Drive  
Orland Park, IL 60467

After recording return document to:  
Margaret O'Sullivan PC,  
10723 W. 159th Street  
Orland Park, IL 60467

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## EXHIBIT A

Order No.: OC23006235

For APN/Parcel ID(s): 27-30-413-024-0000

For Tax Map ID(s): 27-30-413-024-0000

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**PARCEL 1:**

THAT PART OF LOT 8 IN BROOK HILLS P.U.D. TOWNHOMES PHASE ONE, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST MOST CORNER OF SAID LOT 8; THENCE SOUTH 17 DEGREES 17 MINUTES 03 SECONDS WEST ALONG ON EASTERLY LINE OF SAID LOT 8, A DISTANCE OF 25.05 FEET; THENCE NORTH 72 DEGREES 42 MINUTES 57 WEST 75.50 FEET TO A WESTERLY LINE OF SAID LOT 8; THENCE NORTH 17 DEGREES 17 MINUTES 03 SECONDS EAST ALONG SAID WESTERLY LINE OF LOT 8 A DISTANCE OF 25.05 FEET TO THE MOST NORTHERLY LINE OF LOT 8; THENCE SOUTH 72 DEGREES 42 MINUTES 37 SECONDS EAST ALONG SAID MOST NORTHERLY LINE OF LOT 8 A DISTANCE OF 75.50 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BROOK HILLS TOWNHOMES RECORDED OCTOBER 18, 1989 AS DOCUMENT NUMBER 89492484 AND AS CREATED BY DEED FROM MARQUETTE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 7565 TO THEODORE MOSTERD, RECORDED APRIL 16, 1990 AS DOCUMENT NUMBER 90163772.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 FOR VEHICULAR INGRESS AND EGRESS OVER LOTS A AND B AND OVER, UPON AND THROUGH LOT 8 EXCEPT FOR THAT PORTION OF SAID LOT ON WHICH BUILDING IS LOCATED, AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 89492483 AND CREATED BY THE DEED REFERRED TO IN PARCEL 2 ABOVE.