

UNOFFICIAL COPY

Doc# 2315855275 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/07/2023 03:39 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20230601640282
ST/CO Stamp 1-676-507-856 ST Tax \$240.00 CO Tax \$120.00

Chicago Title / Rem
236080 019520P
(182)

THE GRANTOR, Kelly L. Wizesinski, single, of 14551 Club Circle Dr. Oak Forest, IL 60452, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **THE GRANTEE, William Casey and Francene Casey**, 10801 Austin Ave Chicago Ridge, IL 60415 Husband and Wife as Tenants by the Entirety, ~~Tenants in Common or Joint Tenants with Right of Survivorship~~ [strike two], all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT A

SUBJECT TO: General Real estate taxes not due and payable at the time of closing 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. Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: **28 07 200 108 0000**

Address of Real Estate: **14551 Club Circle Dr. Oak Forest IL 60452**

UNOFFICIAL COPY

Dated this May 18, 2023.

Kelly L. Wrzesinski

Kelly L. Wrzesinski

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kelly L. Wrzesinski, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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, this May 18 2023.

Therese L. O'Brien
(Notary Public)

PREPARED BY:

Therese L. O'Brien, Esq.
15255 S. 94th Ave, Ste. 500
Orland Park IL 60462



MAIL RECORDED DEED TO:

JOSEPH KOSTECKI
20527 S. LAGLANE RD
FRANKFURT, IL 60423

SUBSEQUENT TAX BILLS TO:

WILLIAM CASEY
1455-1 CLUB CIRCLE DRIVE
OAK FOREST IL 60452

UNOFFICIAL COPY**Exhibit A – Legal Description**

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 8, 26.42 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 15.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 0.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 14.50 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST 3.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 43.84 FEET TO THE EAST LINE OF SAID LOT 8; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 29.75 FEET ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 74.17 FEET ALONG THE SOUTH LINE OF SAID LOT TO THE POINT OF BEGINNING; EXCEPT THEREFROM THAT PART THEREOF, ABOVE AN ELEVATION OF 671.69 FEET, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 26.42 FEET ALONG THE WEST LINE OF SAID LOT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 15.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 0.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 14.50 FEET, TO THE POINT OF BEGINNING OF SAID EXCEPTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 33.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 3.75 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 33.83 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 0.08 FEET, TO THE POINT OF BEGINNING OF SAID EXCEPTION; TOGETHER WITH THAT PART OF THE SOUTH 55.50 FEET OF SAID LOT 8, AT OR ABOVE AN ELEVATION OF 671.69 FEET AND AT OR BELOW AN ELEVATION OF 662.69 FEET DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 26.42 FEET ALONG THE WEST LINE OF SAID LOT 8; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 15.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 0.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 14.50 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.67 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 3.75 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 25.75 FEET, TO THE NORTH LINE OF THE SOUTH 55.50 FEET OF SAID LOT 8; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 26.92 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 25.75 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 26.92 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OVER LOT 12, AS SHOWN ON THE FINAL PLAT OF THE OAK FOREST CLUB RECORDED JUNE 14, 1993 AS DOCUMENT 93447273 AND AS SET FORTH IN THE OAK CLUB DECLARATION RECORDED NOVEMBER 15, 1993 AS DOCUMENT 93928138, AND AS CREATED BY DEED FROM FIRST MIDWEST TRUST COMPANY, NATIONAL ASSOCIATION, SUCCESSOR TO FIRST MIDWEST BANK/ILLINOIS, NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1993 AND KNOWN AS TRUST NUMBER 5783 TO MARQUETTE NATIONAL BANK, TRUST #13196.