

UNOFFICIAL COPY

Doc#: 2327906364 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2023 02:53 PM Pg: 1 of 3

Dec ID 20231001642467
ST/CO Stamp 0-043-520-976 ST Tax \$582.50 CO Tax \$291.25

WARRANTY DEED ILLINOIS STATUTORY

CT
2360W45893WC
10/1

(The Above Space for Recorder's Use Only)

THE GRANTOR **BETTY M. REPTA**, a widow, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **FREDERICK J. TYRANSKI, TRUSTEE OF THE FIRST RESTATEMENT OF THE FREDERICK J. AND JANE F. TYRANSKI TRUST DATED SEPTEMBER 22, 2022**, in fee simple forever the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 22-28-113-038-0000

Property Address: 880 Woodglen Lane, Lemont, IL 60439

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

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

Dated this 28th day of September, 2023.



BETTY M. REPTA

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STATE OF ILLINOIS)
) SS,
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Betty M. Repta** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her 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 28th day of September 2023.



[Signature]

 Notary Public

THIS INSTRUMENT PREPARED BY
 Richard A. Kocurek
 3306 Grove Avenue
 Berwyn, IL 60402

MAIL TO:
Frederick Tyranski
880 Woodglen Lane
Lemont, IL 60439

SEND SUBSEQUENT TAX BILLS TO:
 Frederick Tyranski
 880 Woodglen Lane
 Lemont, IL 60439

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: LOT 29R-880 THAT PART OF LOT 29 IN WOODGLEN, A PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE EAST 33.00 FEET THEREOF DEDICATED FOR PUBLIC STREET BY DOCUMENT 0618739043, RECORDED JULY 06, 2006) ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 2007 AS DOCUMENT 0705115125, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 29; THENCE SOUTH 16 DEGREES 39 MINUTES 22 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 29 FOR A DISTANCE OF 134.36 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 29; THENCE SOUTH 83 DEGREES 00 MINUTES 14 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 29 FOR A DISTANCE OF 72.91 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 83 DEGREES 00 MINUTES 14 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 29 FOR A DISTANCE OF 72.86 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 29; THENCE NORTH 02 DEGREES 39 MINUTES 49 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 29 FOR A DISTANCE OF 134.36 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 29 THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 29, BEING A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 50.56 FEET, A RADIUS OF 300.00 FEET A CHORD BEARING OF NORTH 87 DEGREES 50 MINUTES 11 SECONDS EAST AND A CHORD DISTANCE OF 50.56 FEET; THENCE SOUTH 06 DEGREES 59 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 128.20 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS TO AND EGRESS FROM THE DWELLING UNIT TO THE PRIVATE AND PUBLIC STREETS AND ROADS OVER AND ACROSS THE DWELLING UNIT EXTERIOR, THE LOT AREA AND THE COMMUNITY AREA AS DEFINED IN THE DECLARATION OF WOODGLEN RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735122081.