

# UNOFFICIAL COPY

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

William Baker and Ellen Baker  
11125 Regency Drive  
Westchester, IL 60154

Doc#: 2409520145 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/4/2024 10:19 AM Pg: 1 of 3

Dec ID 20240401669761

ST/Co Stamp 0-925-496-880 ST Tax \$355.00 CO Tax \$177.50

### MAIL REAL ESTATE TAX BILL TO:

William Baker and Ellen Baker  
11125 Regency Drive  
Westchester, IL 60154

(Reserved for Recordors Use Only)

1L24004526

**THE GRANTORS:** Paul T. Rogalski, Jr., a married man, of 11125 Regency Drive, Westchester, IL 60154, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to William Baker and Ellen Baker, Husband and Wife as TENANTS BY THE ENTIRETY of LAGRANGE, IL to have and to hold, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 11125 Regency Drive, Westchester, IL 60154  
PIN: 15-29-300-029-1043

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.

**TRANSFER STAMP**  
Certification of Compliance  
*Village of Westchester, Illinois*

4/2/24 (LS)

# UNOFFICIAL COPY

DATED this 22 day of March, 2024.

Paul T. Rogalski, Jr.  
Paul T. Rogalski, Jr.

Jennifer Rogalski  
Jennifer Rogalski for the sole purpose of  
waiving homestead rights

STATE OF District of Columbia)SS  
COUNTY OF Washington DC)

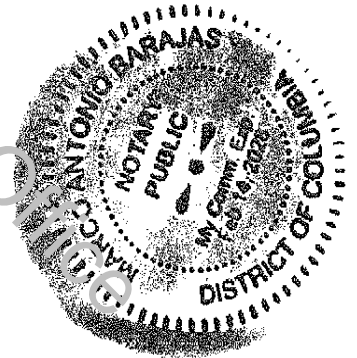
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Paul T. Rogalski, Jr.**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 22 day of March, 2024.

Jennifer Rogalski  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

The Katris Law Group  
Attorney at Law  
257 West Ave., Suite 206  
Elmhurst, IL 60126



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## EXHIBIT "A" Legal Description

### Parcel 1:

Unit Number 11125 in the Courtyards of Westchester Condominium as delineated on a survey of the following described real estate: that part of the south 3/4 of the south 1/2 of Section 29, Township 39 north, Range 12 East of the Third Principal Meridian, which survey is attached as exhibit "a" to the Declaration of Condominium recorded as document 85243832 as amended, 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 the Declaration of Condominium recorded as document number 85243832 and created by deed made by Harris Bank of Hinsdale as trustee under trust number L-888 to Glenn C. Henrikson and Karen Marie Henrikson, his wife and recorded March 7, 1989 as document 86091231, in Cook County, Illinois

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance (07/01/2021)

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