

WARRANTY DEED

Statutory - Illinois

24GSA585044LP

UNOFFICIAL COPY

THE GRANTOR 1/2

Doc#: 2410922054 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/18/2024 1:39 PM Pg: 1 of 3

Dec ID 20240401680849  
ST/Co Stamp 0-705-372-464 ST Tax \$202.50 CO Tax \$101.25

**JOLENE OLSICK,**  
**Independent Administrator of**  
**the Estate of Jeffrey Olsick,**  
**deceased, 13340 Bond Circle,**  
**Lemont, Illinois 60439,**  
for and in consideration of the  
sum of sum of TEN  
and NO/100 (\$10.00)  
DOLLARS, in hand paid,

**CONVEYS and WARRANTS to TIMOTHY OLSICK and RENATA WALKOSZ, 13401**  
Adeline Circle, Lemont Illinois, 60439, as joint tenants, the following described real estate situated in  
the County of Cook, State of Illinois, legally described as follows:

See Attached Legal Description.

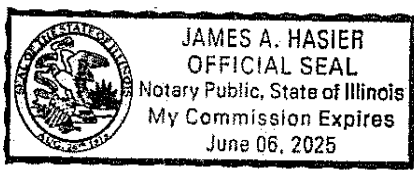
Address of Real Estate: **326 River Street- Unit 4503, Lemont, Illinois 60439**  
Permanent Real Estate Index Number: **22-20-300-041-1085**

hereby releasing and waiving all rights under and by virtue of the Homestead and Exemption Laws  
of the State of Illinois and subject only to a) covenants, restrictions and conditions of record; b)  
public and utility easements, building lines, existing unrecorded lease; and c) general real estate taxes  
for the second installment for the year 2023 and subsequent years.

THIS IS NOT HOMESTEAD PROPERTY

IN WITNESS WHEREOF, said GRANTORS have signed this instrument this 17<sup>th</sup> day of  
April, 2024.

*Jolene Olsick*  
\_\_\_\_\_  
**JOLENE OLSICK,**  
Independent Administrator of  
the Estate of Jeffrey Olsick, deceased.



This instrument was prepared by: James A. Hasier, 18400 Maple Creek Drive- Suite 500, Tinley Park, Illinois  
60477.

MAIL TO: Trlena - 13401 Adeline Cir Lemont IL 60439

SEND SUBSEQUENT TAX BILLS TO: Trlena - 13401 Adeline Cir Lemont IL 60439

CHARGE CTC DUPAGE

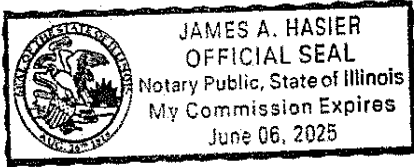
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STATE OF ILLINOIS     )  
   ) SS.  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JOLENE OLSICK, 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 he signed, sealed and delivered the said instrument as his free and voluntary act for the uses as set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of April, 2024.

[Signature]  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 Commission Expires: 6/6/25



Property of Cook County Clerk's Office

# LEGAL DESCRIPTION

# UNOFFICIAL COPY

**PARCEL 1:**

UNIT 4503 IN THE FRONT STREET LOFTS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: VARIOUS LAND FALLING IN THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO SUPPLEMENT NO. 2 OF DECLARATION OF CONDOMINIUM RECORDED MARCH 15, 2010 AS DOCUMENT NO. 1007418018 AMENDING THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 8, 2008 AS DOCUMENT NO. 0834322031, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AN EASEMENT AGREEMENT DATED OCTOBER 16, 2008 AND RECORDED DECEMBER 8, 2008, AS DOCUMENT 0834322033, MADE BY AND BETWEEN THE VILLAGE OF LEMONT, AN ILLINOIS MUNICIPAL CORPORATION, MP LEMONT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND FRONT STREET LOFTS CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, FOR: 1. A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PARKING FACILITY FOR INGRESS TO AND EGRESS FROM THE TRASH ROOMS LOCATED IN THE PARKING FACILITY FOR THE PURPOSE OF DEPOSITING TRASH FOR PICK UP BY THE SCAVENGER SERVICE; 2. A NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS THE PARKING FACILITY FOR INGRESS TO AND EGRESS FROM THE TRASH ROOMS LOCATED IN THE PARKING FACILITY FOR THE PURPOSE OF HAULING GARBAGE FROM THE TRASH ROOMS FROM TIME TO TIME

LOCATED IN THE PARKING FACILITY; SHALL INCLUDE ALL MAINTENANCE, REPAIRS AND REPLACEMENT REQUIRED TO BE FURNISHED BY THE ASSOCIATION) OF THE BALCONY WHICH SERVES THE OWNER'S UNIT, TO THE EXTENT THAT THE BALCONY EXISTS ON OR EXTENDS INTO VILLAGE PROPERTY, WHERE APPLICABLE; 4. NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE EXISTENCE (WHICH EASEMENT SHALL INCLUDE ALL MAINTENANCE, REPAIRS AND REPLACEMENT REQUIRED TO BE FURNISHED BY THE ASSOCIATION) OF ANY ELEVATED WALKWAY ADJOINING A BUILDING WHICH PROVIDES ACCESS FROM THE BUILDING TO THE PARKING FACILITY, TO THE EXTENT THAT THE ELEVATED WALKWAY EXISTS ON OR EXTENDS INTO VILLAGE PROPERTY.

**PARCEL 3:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY QUIT CLAIM DEED FROM MP LEMONT, LLC, TO VILLAGE OF LEMONT, A MUNICIPAL CORPORATION, DATED OCTOBER 16, 2008 AND RECORDED DECEMBER 8, 2008, AS DOCUMENT 0834322030 FOR A NON-EXCLUSIVE LEGAL DESCRIPTION EASEMENT (I) OVER AND ACROSS THE WALKWAY PROPERTY FOR ACCESS TO AND FROM THE ADJACENT PROPERTY AND PUBLIC WAY; (II) FOR THE INSTALLATION, CONTINUED EXISTENCE, USE, ALTERATIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF FACILITIES AND COMPONENTS LOCATED, OR FROM TIME TO TIME INSTALLED IN, THE WALKWAY

PROPERTY WHICH ARE, OR WILL BE, PART OF A SYSTEM WHICH SERVES THE ADJACENT PROPERTY AND ACCESS THERETO; AND (III) IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS AND BEAMS WHICH ARE PART OF THE BUILDING ON THE WALKWAY PROPERTY IS HEREBY DECLARED FOR THE SUPPORT OF ALL IMPROVEMENTS AND STRUCTURES WHICH ARE PART OF THE BUILDING ON THE ADJACENT PROPERTY

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