

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, *Agnieszka E. Krupa*
 of 8041 West Charmaine Road, Norridge, Illinois,
 for and in consideration of TEN DOLLARS
 (\$10.00), in hand paid, and other good and valu-
 able consideration, CONVEYS and WARRANTS
 to *Edwin Acevedo and Gricelia Acevedo, husband
 and wife*, of 3440 Menores Way, Fort Myers,
 Florida, not as tenants in common and not as joint
 tenants, but as **JOINT TENANTS**, the following
 described Real Estate situated in the County of
 Cook, in the State of Illinois, to wit:

Doc#: 2417218224 Fee: \$107.00
 CEDRIC GILES
 COOK COUNTY CLERK'S OFFICE
 Date 6/20/2024 11:56 AM Pg: 1 of 2

Dec ID 20240401679418
 ST/Co Stamp 0-089-701-680 ST Tax \$254.50 CO Tax \$127.25

LEGAL DESCRIPTION ATTACHED HERETO
 AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions restrictions of record; 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.

THIS IS NOT HOMESTEAD PROPERTY

TO HAVE AND TO HOLD said premises not in tenancy in common and not as tenant by the entirety, but as husband and wife, as joint tenancy.

Address of Real Estate: 9332 Landings Lane, Unit 205, Des Plaines, Illinois, 60016

Permanent Real Estate Index Number: 09-15-307-110-1005

DATED this 4th day of June, 2024

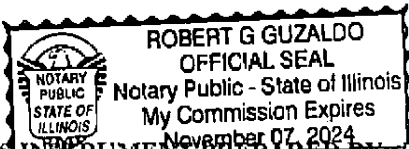
Agnieszka E. Krupa

 AGNIESZKA E. KRUPA

State of Illinois)
)
 County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Agnieszka E. Krupa*, 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 the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 4th day of June, 2024.



[Signature]

 NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Robert G. Guzaldo, Guzaldo Law Offices LLC, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800*

AFTER RECORDING, MAIL TO:

Colby M. Green, Esq.
 838 Park Avenue
 River Forest, Illinois 60305

SEND SUBSEQUENT TAX BILLS TO:

Edwin Acevedo & Gricelia Acevedo
 9332 Landings Lane, Unit 205
 Des Plaines, Illinois 60016

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

[Signature]

 City of Des Plaines

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LEGAL DESCRIPTION

UNIT NO. 205D, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED AS "PARCEL"):

THE WEST 127.0 FEET OF THE EAST 153.19 FEET OF THE SOUTH 131.0 FEET OF THE NORTH 278.0 FEET OF THAT PART LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE MOST EASTERLY LINE, THROUGH A POINT ON SAID MOST EASTERLY LINE, 70.69 FEET SOUTHERLY AS MEASURED ALONG SAID MOST EASTERLY LINE IN SAID LINE EXTENDED NORTHERLY, OF THE CENTER LINE OF BALLARD ROAD, ALL BEING OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT, TO WIT;

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND SAID LINE EXTENDED NORTH TO THE CENTER LINE OF BALLARD ROAD IN THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 (EXCEPTING FROM SAID ABOVE DESCRIBED TRACT IN THE NORTH 33.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF AND EXCEPT THE WEST 33.00 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT AND EXCEPT THE SOUTH 150.0 FEET OF THE NORTH 183.00 FEET OF THE EAST 150.0 FEET OF THE WEST 183.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE OF SAID TRACT AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SAID LAST DESCRIBED EXCEPTION TO BE CONSTRUED AS DELETING ALSO FROM SAID TRACT THAT PART OF LOT 6 IN GOETTSCHKE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15 FALLING WITHIN SAID LAST DESCRIBED EXCEPTION AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID WEST LINE BEING THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 IN SAID POINT OF BEGINNING BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A MEASURED ALONG SAID WEST LINE 613.25 FEET FROM SAID CENTER LINE OF BALLARD ROAD; THENCE NORTH 55 DEGREES 00 MINUTES 00 SECONDS EAST 239.60 FEET; THENCE 73 DEGREES 00 MINUTES 00 SECONDS EAST 130.0 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 00 SECONDS EAST 225.00 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS EAST 160.00 FEET TO A POINT OF THE EASTERLY LINE OF SAID TRACT 553.02 FEET SOUTHEARLY AS MEASURED ALONG SAID EASTERLY LINE OF SAID CENTER LINE OF BALLARD ROAD, SAID EASTERLY LINE OF TRACT BEING AGAIN IDENTIFIED AS BEING AFORE DESCRIBED LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SECTION 15, 22.50 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND EXTENDING THROUGH SAID POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4, 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TO THE CENTER LINE OF SAID BALLARD ROAD), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY AS TRUSTEE, UNDER TRUST AGREEMENT DATED MAY 1, 1973, AND KNOWN AS TRUST NUMBER 73-05-1050, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22567584; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND AN EASEMENT APPURTENANT TO THE PREMISES HERE CONVEYED, A PERPETUAL EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER 17.

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