

# UNOFFICIAL COPY

WARRANTY DEED Statutory (Ill)  
(Individual to Individual)

*76395182 1 of 2*  
GRANTORS, SEAN O'BRIEN and  
MICHELLE SVRUSIS, now known  
as MICHELLE O'BRIEN, his  
wife, of the Village of  
Lemont, County of Cook,  
State of Illinois, for and  
in consideration of the sum  
of TEN & 00/100 (\$10.00)  
DOLLARS and other good and  
valuable considerations in  
hand paid, CONVEY and  
WARRANT to

96918217

. DEPT-01 RECORDING \$25.00  
. T:0012 TRAN 3267 12/04/96 14:58:00  
. 4430 DT \*-96-918217  
. COOK COUNTY RECORDER

ANGELA R. PIEKOSZ,  
219 Freehauf Street,  
Lemont, Illinois, 60439.

(The Above Space for Recorder's Use Only)

GRANTEE, the following described Real Estate situated in the County of  
Cook, in the State of Illinois, to wit:

(See Reverse Side Hereof for Legal Description)

*23 1/2*

hereby releasing and waiving all rights under and by virtue of the  
Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD  
said premises.

Permanent Real Estate Index Number(s): 22-28-212-012

Address(es) of Real Estate: 1271 Janas Lane, Lemont, Illinois 60439

DATED: December 2, 1996

*Sean O'Brien*  
SEAN O'BRIEN

*x Michelle O'Brien*  
MICHELLE O'BRIEN, formerly  
known as MICHELLE SVRUSIS

96918217

MAIL TO: BRADLEY S. GROSELAK, Esq.  
ANTONOPOULOS, VIRTEL & GROSELAK, P.C.  
15419 127th Street, Suite 100  
Lemont, Illinois 60439

SEND SUBSEQUENT TAX BILLS TO:

ANGELA R. PIEKOSZ  
1271 Janas Lane  
Lemont, Illinois 60439

BOX 333-CTI

# UNOFFICIAL COPY

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 RECEIVED  
 STAMP DEC-1996  
 P.A. 11424  
 80.00

**Legal Description:**

Lot 109 in Old Derby Estates, being a Subdivision in the West 1/2 of the Northeast 1/4 of Section 28, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

**SUBJECT TO:** General taxes for the year 1996 and subsequent years; rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes; Declaration of Protective Covenants dated December 14, 1988, and recorded February 16, 1989, as Document 89073473; 25 foot building line along the Westerly line of Lots 103 through 117 as shown on the Plat of Old Derby Estates Subdivision recorded January 31, 1989, as Document 89048556; 20 foot public utilities and drainage easement along the East line of Lots 108 through 113 as shown on the Plat of Old Derby Estates; 15 feet landscape easement over the Easterly line of Lots 103 through 116 as shown on the Plat of Old Derby Estates; easement for public utilities, ingress, egress and the performance of municipal and other governmental services showing on Plat of Old Derby Estates Subdivision recorded 1/31/89 as Document Number 89048556.

STATE OF ILLINOIS )  
) S.S.  
COUNTY OF C O O K )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SEAN O'BRIEN and MICHELLE SVRUSIS, now known as MICHELLE O'BRIEN, his wife, 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 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 2nd day of December, 1996.

*Howard M. Hoff*  
Notary Public

Commission Expires:

96918217

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 \*\*\*  
 DEC-1996 DEPT. OF REVENUE  
 80.00  
 RD. 10776

"OFFICIAL SEAL"  
HOWARD M. HOFF  
Notary Public, State of Illinois  
My Commission Expires Nov. 21, 1998

THIS INSTRUMENT WAS PREPARED BY:  
HOWARD M. HOFF  
GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.  
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