

# UNOFFICIAL COPY

97550192

WARRANTY DEED  
(ILLINOIS)  
Joint Tenancy

THE GRANTORS  
LESLAW KREPULEC,  
and AGNIESZKA  
KREPULEC, his  
wife, of the  
City of Prospect  
Heights, County  
of Cook and State  
of Illinois, for  
and in consideration  
of TEN AND

DEPT-01 RECORDING \$25.50  
T#0014 TRAN 3894 07/30/97 11:14:00  
#1793 : JW \*-97-550192  
COOK COUNTY RECORDER

NO/100 (\$10.00) -----DOLLARS, and other valuable  
consideration in hand paid, CONVEY and WARRANT to MAREK  
AUGUSTYNSKI, a single person and HALINA LEJA, a single person of:

816 E. Old Willow Road, # 216, Prospect Heights, IL 60070

25<sup>50</sup>  
JP

not in Tenancy in Common, but in JOINT TENANCY, the following  
described Real Estate situated in the County of Cook in the State  
of Illinois, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

SUBJECT TO: CONDITIONS, EASEMENTS, AND RESTRICTIONS OF RECORD  
AND TAXES FOR THE YEAR 1996, AND SUBSEQUENT YEARS.

The undersigned hereby release and waive all rights under and by  
virtue of the Homestead Exemption Laws of the State of Illinois.  
TO HAVE AND TO HOLD said premises not in tenancy in common, but in  
joint tenancy forever.

Permanent Real Estate Index Number(s): 03-21102-025-1134

Address(es) of Real Estate: 870 Old Willow Road, Unit 246  
Prospect Heights, Illinois 60070

DATED this 1 day of July, 1997

Leslaw Krepulec (SEAL) Agneszka Krepulec (SEAL)  
Leslaw Krepulec Agneszka Krepulec

State of Illinois, County of Cook ss. I, the undersigned, a Notary  
Public in and for said County, in the State aforesaid, DO HEREBY

45-417894-04  
LAND TITLE GROUP, INC.

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CERTIFY that

Leslaw Krepulec and Agnieszka Krepulec are 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 15 day of July, 1997.

Commission expires 12-5-2000



Nicole L. Brownell  
NOTARY PUBLIC

This instrument was prepared by Anthony S. Kydakis, Attorney at Law, 125 West 55th Street, Clarendon Hills, Illinois 60514

MAIL TO:

Adam J. Augustynski  
Attorney-at-law  
(Name)

6756 N. Harlem  
(Address)

Chicago, IL 60631  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS

TO: Marek Augustynski and  
Halina Leja  
(Name)

8700 Willow Road, Unit 246  
(Address)

Prospect Heights, IL 60070  
(City, State and Zip)



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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JUL 30 1997 DEPT OF REVENUE \$58.00

REAL ESTATE TRANSFER TAX

78.00

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## EXHIBIT "A"

### Parcel 1:

Unit No. 246 in Old Willow Falls Condominium, as delineated on a survey of the following described real estate: The East 506.52 feet of the West 1526.52 feet of the following described tract: The South 53 acres of the Northeast 1/4 of Section 24, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 25090133, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

### Parcel 2:

Easement for the benefit of Parcel 1 as created by Grant of Mutual Easements by and between the exchange National Bank of Chicago, as Trustee under Trust No. 15266, Trust Number 15497 and Trust Number 15498 and Beverly Savings and Loan Association, dated March 13, 1963 and recorded March 13, 1963 and recorded March 18, 1963 as Document 18745223 for ingress and egress as a private driveway over the South 2 rods of the following described tract:

The South 53 acres of the Northeast 1/4 of Section 24, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois (except therefrom that part lying East of the Westerly line of River Road as now located), and also except that part in the West 1526.52 feet of said Northeast 1/4, in Cook County, Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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