

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

TICOR 402588

THIS INDENTURE, made this 21st day of June, 2006, between FOREST PARK GROVE, LLC, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, ("Grantor"), AND TODD TAYLOR and TODD WANDTKE, ("Grantee") having an address of 1039 Randolph Street, Oak Park, Illinois 60302 not as tenants in common, but as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



Doc#: 0620540110 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/24/2008 12:13 PM Pg: 1 of 3

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to Grantee's heirs and assigns, by all the following described land, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF:

Commonly known as 619 Grove Lane, Forest Park, Illinois 60130

Permanent Index Number: 15-13-109-028-0000 & 15-13-109-030-0000  
(affects this unit and other property)

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 Ownership for The Residences of The Grove Townhome Condominium Association (the "Declaration"), and Grantor reserves to itself,

MAIL TO:

Send subsequent tax bills to

JAMES M. HANAHAN  
1012 PLEASANT STE. 2A  
OAK PARK, IL 60302

TODD K. TAYLOR  
619 Grove Lane  
Forest Park, Illinois 60130

*Handwritten signature*

BOX 15

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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.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, and Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and Grantee's heirs and assigns, that it has not done or suffered to be done, anything, whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND, subject to:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming, by, through or under Grantees; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefore; rights of the public, the Village of Forest Park and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Premises; roads or highways, if any, Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of this 21st day of June, 2006.

FOREST PARK GROVE, LLC,  
an Illinois Limited Liability Company

By:   
TIMOTHY J. ANDERSON  
Its Manager

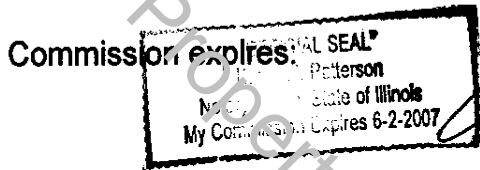
STATE OF ILLINOIS)  
  )SS  
COUNTY OF COOK)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY

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CERTIFY that TIMOTHY J. ANDERSON personally known to me to be the Manager of FOREST PARK GROVE, LLC, an Illinois Limited Liability Company, 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 as such Manager, he signed and delivered the said instrument pursuant to authority, given by the Managers of said company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

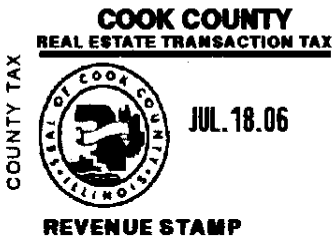
GIVEN under my hand and official seal this 21st day of June, 2006.



*Karen Patterson*  
NOTARY PUBLIC

This document prepared by: Karen Patterson, Karm & Patterson, 800 Waukegan Road, Suite 202, Glenview, Illinois 60025

VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No. 2071  
*SB* 6-19-06  
Approved/Date



# 0000034894	REAL ESTATE TRANSFER TAX
	0020050
	FP326707



# 0000035010	REAL ESTATE TRANSFER TAX
	0040100
	FP 102809

PROPERTY OF COOK COUNTY Clerk's Office