



SPECIAL WARRANTY DEED

Doc#: 0627605042 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/03/2006 10:10 AM Pg: 1 of 4

THIS INDENTURE, made this 26th day of September, 2006, between FOREST PARK GROVE, LLC, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, ("Grantor"), ARNULFO GUERRERO AND STEFFI KORDY, husband and wife, ("Grantee") having an address of 524 S. Highland Avenue, Oak Park Illinois 60304 not as tenants in common, nor as joint tenants, but as TENANTS BY THE ENTIRETY,

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 7753 Van Buren Street, Unit 204, 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 Midrise Condominium Association (the "Declaration"), and Grantor reserves to itself,

MAIL TO:
John P. Quinn
542 S. Dearborn #1060
Chicago, IL 60605

Send subsequent tax bills to:
ARNULFO L. GUERRERO
7753 Van Buren Street, Unit 204
Forest Park, Illinois 60130

BOX 15

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 2237
[Signature]
Approved/Date

TICOR TITLE 4000121

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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 26th day of September, 2006.

FOREST PARK GROVE, LLC,
an Illinois Limited Liability Company

By: 
TIMOTHY J. ANDERSON,
Its Manager

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STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

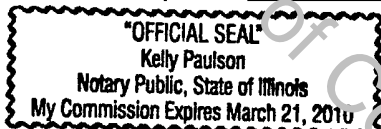
I, a notary public in and for said County, in the State aforesaid, DO
 HEREBY CERTIFY that TIMOTHY J. ANDERSON personally known to me to be
 the Manager of FOREST PARK GROVE, LLC, an Illinois Limited Liability
 Company, personally known to me to be the same person whose name is
 subscribed to the foregoing 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 26th day of September, 2006.

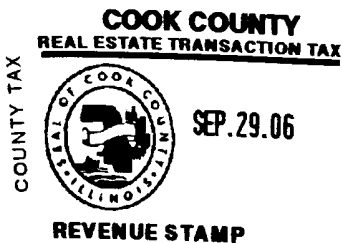
Commission expires: _____

Kelly Paulson

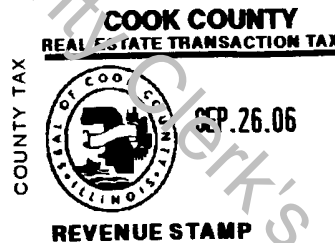
NOTARY PUBLIC



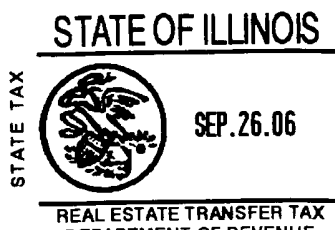
This document prepared by: Karen Patterson, Karm & Patterson, 800 Waukegan
 Road, Suite 202, Glenview, Illinois 60025



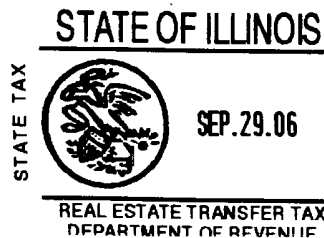
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	FP326707



# 0000036141	REAL ESTATE TRANSFER TAX
	00077.50
	FP326707



# 0000036268	REAL ESTATE TRANSFER TAX
	00155.00
	FP 102809



# 0000036296	REAL ESTATE TRANSFER TAX
	00104.50
	FP 102809

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 004000121 SC
STREET ADDRESS: 7753 VAN BUREN STREET - #204
CITY: FOREST PARK **COUNTY:** COOK COUNTY
TAX NUMBER: 15-13-109-028-&030

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBER 204 IN THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1, IN THE RESIDENCES AT THE GROVE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2005 AS DOCUMENT NUMBER 0536203040, LYING BELOW AN ELEVATION OF 658.00 FEET, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0626545035 TO THE ; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FROM PARCEL 1 TO THE PUBLIC STREETS AND ROADS, OVER AND ACROSS THE ROADS, DRIVEWAYS AND WALKWAYS LOCATED ON THE COMMUNITY AREA AS DEFINED IN ARTICLES I AND II OF THE COMMUNITY DECLARATION FOR THE RESIDENCES AT THE GROVE RECORDED JUNE 8, 2006 AS DOCUMENT NUMBER 0615932017 AND SUPPLEMENT NO. 1 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0617334013 AND SUPPLEMENT NO. 2 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0620632060 AND SUPPLEMENT NO. 3 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0622939055 AND SUPPLEMENT NO. 4 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0626545034 AND THE EXCLUSIVE RIGHT TO THE USE OF A CONCRETE PATIO AS TO UNIT 204, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF GARAGE SPACE HCP 97, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF STORAGE AREA #1 2ND FLOOR, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.