



TICOR TITLE

**SPECIAL WARRANTY DEED**

Doc#: 0700320058 Fee: \$54.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 01/03/2007 09:57 AM Pg: 1 of 4

THIS INDENTURE, made this 20th day of December, 2006, between FOREST PARK GROVE, LLC, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, ("Grantor"), GEORGE J. VLAHOS, a single person, ("Grantee") having an address of 32 Marengo Townhouse B, Forest Park, Illinois 60130

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 517, 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:

Irishman N. Pacer, ESQ.  
824 S. Stouille  
OAK PARK IL 60304

Send subsequent tax bills to:  
 GEORGE J. VLAHOS  
 7753 Van Buren Street, Unit 517  
 Forest Park, Illinois 60130

BOX 15

BOX 15

VILLAGE OF  
 FOREST PARK  
 PROPERTY COMPLIANCE  
 No.

2393

km 12/15/06  
 Approved/Date

4K9

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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 20th day of December, 2006.

FOREST PARK GROVE, LLC,  
an Illinois Limited Liability Company  
By: TIMOTHY J. ANDERSON,  
Its Manager

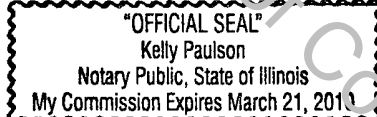
# UNOFFICIAL COPY

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.

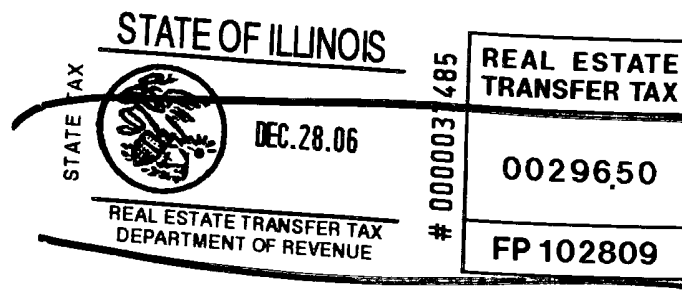
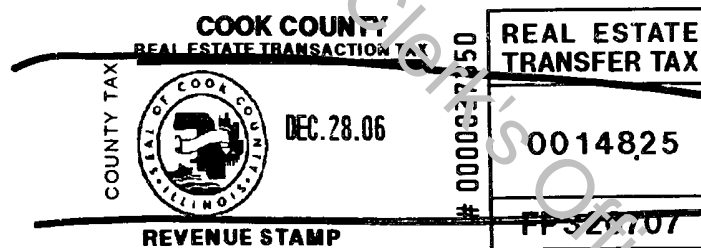
GIVEN under my hand and official seal this 20th day of December, 2006.

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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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 004001054 SC  
**STREET ADDRESS:** 7753 VAN BUREN STREET - #517  
**CITY:** FOREST PARK **COUNTY:** COOK COUNTY  
**TAX NUMBER:** 15-13-109-028-&030

**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBER 517 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, 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 SUPPLEMENT NO.  
 5 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0628618040 AND  
 SUPPLEMENT NO. 6 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER  
 0631217000 AND AS DOCUMENT NUMBER 0631217001 AND SUPPLEMENT NO. 7 TO THE  
 COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER ~ AND THE EXCLUSIVE RIGHT TO  
 THE USE OF A TERRACE AS TO UNIT 517, A LIMITED COMMON ELEMENT AND THE RIGHT TO  
 THE USE OF GARAGE SPACE P-88, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE  
 OF STORAGE AREA S88-G, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY  
 ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO  
 TIME.

NOTE: THE LEGAL DESCRIPTION AS NOTED ABOVE AND PART OF SCHEDULE A IS ONLY FOR  
 CONVENIENCE PURPOSES IN THAT THE AMENDMENT TO THE DECLARATION OF CONDOMINIUM HAS  
 NOT BEEN RECORDED.