

UNOFFICIAL COPY

PREPARED BY:

Thomas J. Tartaglia
7819 West Lawrence
Norridge, IL 60706



Doc#: 0709348045 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/03/2007 10:04 AM Pg: 1 of 2

MAIL TAX BILL TO:

Michael Fiorini
7753 Van Buren Street, Unit 203
Forest Park, IL 60130

MAIL RECORDED DEED TO:

Peter J. Fiorini
32 Main Street Suite C
Park Ridge, IL 60068

71 6702-25639

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Jerome J. Jajko and Annette L. Jajko, husband and wife, Melissa Jajko, an unmarried person of the City of Elmwood Park, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Michael Fiorini, an unmarried person of 715 Harper Drive, Algonquin, Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL TITLE I
8821 NORTH AVE
OAK PARK, IL 60302

PARCEL 1:

UNIT NUMBER 203 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 TERRACE AS TO UNIT 203, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF A TERRACE AS TO UNIT 203, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF GARAGE SPACE P-71, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF STORAGE AREA S82-G, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

Permanent Index Number(s): 15-13-109-028-0000 & 15-13-109-030-0000
Property Address: 7753 Van Buren Street, Unit 203, Forest Park, IL 60130

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Warranty Deed - Continued

Subject, however, to the general taxes for the year of 2006 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 26 Day of February 2007

[Signature]
 Jerome J. Jajko

[Signature]
 Annette L. Jajko

[Signature]
 Melissa Jajko
as attorney in fact

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jerome J. Jajko and Annette L. Jajko, Melissa Jajko, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 26 Day of February 2007

[Signature]
 Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____

VILLAGE OF FOREST PARK
 PROPERTY COMPLIANCE
 No. **2448**
[Signature] 2/23/07
 Approved/Date

OFFICIAL SEAL
 THOMAS J TARTAGLIA
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES 01/10/09

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 APR. -3.07
 REVENUE STAMP

0000002515
 REAL ESTATE TRANSFER TAX
 0009250
 FP 103045

STATE OF ILLINOIS
 APR. -3.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000002594
 REAL ESTATE TRANSFER TAX
 0018500
 FP 103050