

# UNOFFICIAL COPY



**WARRANTY DEED  
ILLINOIS STATUTORY**

0707-28049

Doc#: 0721248045 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/31/2007 11:19 AM Pg: 1 of 3

THE GRANTORS, Dennis F. Migliori  
and Ruth A. Migliori, husband and wife,  
of Elmwood Park, County of Cook, and  
State of Illinois, for and in consideration  
of TEN AND NO/100 DOLLARS, and  
other good and valuable consideration to  
them in hand paid, CONVEY(S) and WARRANT(S) to Avis S. Rudner, divorced and not since  
remarried, of 700 S. Clinton, Oak Park, Illinois, in fee simple, the following described Real Estate  
situated in the County of Cook and State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION RIDER**

**PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302**

UNDERLYING PIN: 15-13-109-028-0000 and 15-13-109-030-0000

Commonly known as: 7753 W. Van Buren, #206, Forest Park, IL 60130

Subject to: conditions, covenants and restrictions of record, and to current taxes.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of  
the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple forever.

DATED this 17<sup>th</sup> day of July, 2007.

Dennis F. Migliori

Ruth A. Migliori

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No. 2601  
1/10/07  
Approved/Date

**COOK COUNTY  
REAL ESTATE TRANSACTION TAX**  
COUNTY TAX  
  
JUL  
REVENUE STAMP  
**STATE OF ILLINOIS**  
STATE TAX  
  
JUL. 31.07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000003218	<b>REAL ESTATE TRANSFER TAX</b>
	0013125
	FP 103045
# 000003298	<b>REAL ESTATE TRANSFER TAX</b>
	0026250
	FP 103050

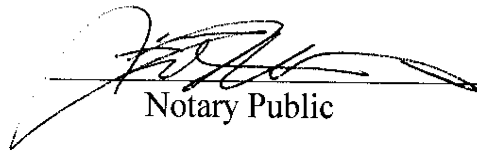
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STATE OF ILLINOIS, COUNTY OF COOK: ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dennis F. Migliori and Ruth A. Migliori, husband and wife, personally known to me 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 their, free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated this 17<sup>th</sup> day of July, 2007.



  
Notary Public

Prepared by: Felicia M. DiGiovanni  
7610 W. North Ave.  
Elmwood Park, IL 60707

*Name and Address of Taxpayer:*  
Ms. Avis S. Rudner  
7753 W. Van Buren, #506  
Forest Park, IL 60130

*Mail to:*  
Ms. Sandra Emerson  
Attorney at Law  
1011 Lake Street, #412  
Oak Park, IL 60301

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER

(Legal description of real estate commonly known as  
7753 W. Van Buren, #506, Forest Park, IL 60130)

PARCEL 1:

UNIT NUMBER 506 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 ¼ 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 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 0633513065 AND THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 506, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF GARAGE SPACE P-2, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF STORAGE AREA S2-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: 15-13-109-028-000 AND 15-13-109-030-0000 VOL 163 (AFFECTS UNDERLYING LAND)

COMMONLY KNOWN AS 7753 W. VAN BUREN, UNIT 506, Forest Park, IL 60130