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Doc#: 0808708375 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/27/2008 03:18 PM Pg: 1 of 5

Property of Cook County Clerk's Office

TICOR TITLE 4005481 SC

Special warranty Deed

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## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13th day of March, 2008, between FOREST PARK GROVE, LLC, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, ("Grantor"), DANIEL J. LEMON, MARRIED TO JULIA LEMON, and DANIELLE LEMON, as joint tenants, ("Grantee") having an address of 105 Harrison #1, Oak Park, Illinois 60304

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, as joint tenants, 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 317, Forest Park, Illinois  
60130

Permanent Index Number: 15-13-109-047-1035  
(affects this unit and other property)

THIS IS NOT HOMESTEAD PROPERTY AS TO JULIA LEMON

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, 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,

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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 13th day of March, 2008.

FOREST PARK GROVE, LLC,  
an Illinois Limited Liability Company

By: \_\_\_\_\_  
TIMOTHY J. ANDERSON,  
its Manager

STATE OF ILLINOIS)  
  )SS  
COUNTY OF COOK)

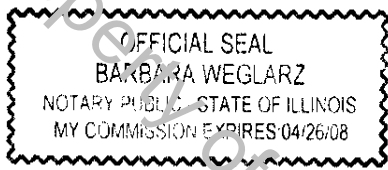
I, a notary public in and for said County, in the State aforesaid, DO

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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 13th day of March, 2008.

Commission expires: Barbara Weglarz  
NOTARY PUBLIC




MAIL TO:  
THOMAS A. APPEL  
18607 TORRENCE AVENUE  
LANSING, IL 60438

Send subsequent tax bills to:  
DANIEL J. LEMON  
7753 Van Buren Street, Unit 317  
Forest Park, Illinois 60130

This document prepared by: Karen Patterson, Karm & Patterson, P.C., 2400 Ravine Way, Suite 200, Glenview, Illinois 60025

STATE TAX

STATE OF ILLINOIS



MAR. 27. 08


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000005519

REAL ESTATE TRANSFER TAX
0024000
FP 103036

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR. 27. 08

REVENUE STAMP

# 0000005404

REAL ESTATE TRANSFER TAX
0012000
FP 103047

**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 2000 004005981 SC  
**STREET ADDRESS:** 7753 VAN BUREN ST., UNIT 317  
**CITY:** FOREST PARK **COUNTY:** COOK COUNTY  
**TAX NUMBER:** 15-13-109-047-1035

**LEGAL DESCRIPTION:**

## PARCEL 1:

UNIT NUMBER 317 IN THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOTS 1 AND 2, 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 0633513065 AND SUPPLEMENT NO. 8 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0707222079 AND SUPPLEMENT NO. 9 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0715713050 AND SUPPLEMENT NO. 10 TO THE COMMUNITY DECLARATION RECORDED RECORDED AS DOCUMENT NUMBER 0729515135 AND SUPPLEMENT NO. 11 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0731015083 AND SUPPLEMENT NO. 12 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0733115061 AND THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 317, A LIMITED COMMON ELEMENT, AND THE RIGHT TO THE USE OF GARAGE SPACE P-29 AND P-30, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF STORAGE AREA ~, A LIMITED COMMON ELEMENTS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.