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01146-12853



WARRANTY DEED

Doc#: 1315812130 Fee: \$40.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/07/2013 02:22 PM Pg: 1 of 2

The GRANTORS ROY W. ROSS, II AND LAURA ROSS, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars, in hand paid, CONVEY AND WARRANT to CHARLES G. GROEN, AS TRUSTEE OF THE CHARLES G. GROEN TRUST DATED NOVEMBER 23, 2003

the following described Real Estate in the County of Cook, State of Illinois:

UNIT 1054-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE KENSINGTON CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25484942, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to Covenants, Conditions, and Restrictions of Record, and to taxes not yet due and Payable 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 forever.

Index No.: 14-23-223-035-1024

Property Address: UNIT B, 1054 W. ARMITAGE AVE., CHICAGO, ILLINOIS 60614

Dated this 5th day of May, 2013.

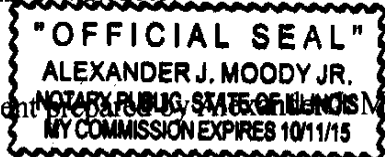
STEWART TITLE COMPANY
2055 W. Army Trail Rd. Suite 110
Addison, IL 60101
630-899-4050

ROY W. ROSS, II
LAURA ROSS

State of Illinois, }
 } SS
County of Cook }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ROY W. ROSS, II AND LAURA ROSS, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act.

Given under my hand and notary seal this 5th day of May, 2013.



Notary Public

This instrument prepared by Alexander J. Moody, Jr., 2912 N. Lincoln Ave., Chicago, Illinois 60657

Mail to: Valerie Trabaris Tax bills to:
561 Drexel Avenue
Glencoe, IL 60022

S Y
P 2
S A
SC Y
INT

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER

05/15/2013



CHICAGO:	\$3,862.50
CTA:	\$1,545.00
TOTAL:	\$5,407.50

14-32-223-035-1024 | 20130401608018 | 72QBDM

REAL ESTATE TRANSFER

05/20/2013



COOK	\$257.50
ILLINOIS:	\$515.00
TOTAL:	\$772.50

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