

# UNOFFICIAL COPY



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## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

1501-56999

MAIL TO: 1672  
Ms. Catherine S. McCrory  
Attorney at Law  
339 S. 6<sup>th</sup> Avenue  
LaGrange, IL 60525

Doc#: 1509129045 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/01/2015 12:42 PM Pg: 1 of 3

The GRANTORS, **SHIRLEY A. GROTT**, a married woman, of Elmwood Park, Cook County, Illinois **AND MARISSA J. GROTT**, a single woman, Forest Park, Cook County, Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Elizabeth Bartek, a single woman, of 1020 Ponderosa Lane, Barrington, Illinois 60010, the following described real estate situated in the County of Cook, State of Illinois to wit:

### SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements including easements established by or implied from the Declaration of Condominium and/or amendments thereto; party wall rights and agreements limitations imposed by the Illinois Condominium Property Act; and installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

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 forever.

Permanent Index Number: 16-07-112-014-1004  
Property Address: 1130 Ontario, Unit #A-4, Oak Park, Illinois 60302

DATED this 17 day of March, 2015.

\_\_\_\_\_  
Shirley A. Grott

\_\_\_\_\_  
Marissa J. Grott

\*THIS IS NOT HOMESTEAD PROPERTY AS TO SHIRLEY A. GROTT OR HER SPOUSE\*

PRAIRIE  
TITLE

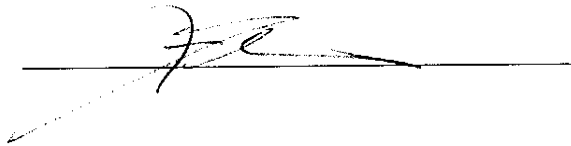
CCRD REVIEWER

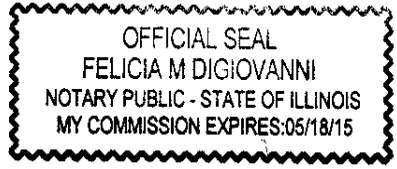
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STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) 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 said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 17<sup>th</sup> day of March, 2015.

 (SEAL)

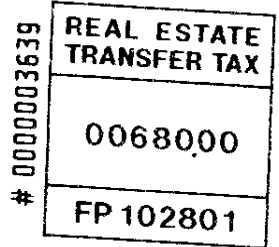




This document prepared by:  
FELICIA M. DIGIOVANNI  
SPINA, MCGUIRE & OKAL, PC  
7610 W. NORTH AVENUE  
ELMWOOD PARK, IL 60707  
708-453-2800

Send future tax bills to:  
Elizabeth Bartek  
1130 Ontario Street, #A4  
Oak Park, IL 60302



MAR. 19. 15



| REAL ESTATE TRANSFER TAX  |           | 01-Apr-2015 |
|---|-----------|-------------|
|  | COUNTY:   | 42.50       |
|  | ILLINOIS: | 85.00       |
|   | TOTAL:    | 127.50      |

16-07-112-014-1004 | 20150301670139 | 1-781-655-936



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## LEGAL DESCRIPTION

UNIT NO. A-4 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE THEREINAFTER REFERRED TO AS THE "PARCEL"): LOT 12 IN BLOCK 7 IN KETTLESTRINGS ADDITION TO HARLEM IN THE NORTHERN PART OF THE NORTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AVENUE BANK AND TRUST COMPANY OF OAK PARK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 3, 1977, AND KNOWN AS TRUST NO. 1814 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 23, 1977 AS DOCUMENT NO. 24259124, TOGETHER WITH AN UNDIVIDED 4.06 % INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY).

ALSO

A PERPETUAL EASEMENT CONSISTING OF THE RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE AND RIGHT TO USE FOR PARKING PURPOSES SPACE(S) NO. 11 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO SAID DECLARATION OF CONDOMINIUM OWNERSHIP.

PERMANENT INDEX NUMBER: 16-07-112-014-1004 VOL. 141

COMMONLY KNOWN AS 1130 ONTARIO, UNIT NO. A-4, OAK PARK, IL 60302