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This Instrument Prepared by:
Daniel Harris, Esq.
2345 Maple Lane
Highland Park, IL 60035

Doc#: 1519433000 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/13/2015 08:29 AM Pg: 1 of 3

After Recording Return to:
Tom HAWBECKER
26 BLAINE
HAWSDALE IL 60521

Send Subsequent Tax Bills to:
Melissa Nicole McInnis
Matthew Joseph Lewen
7757 Van Buren Street, Unit 407
Forest Park, IL 60130

This space reserved for Recorder's use only.

Property Address

Chicago Title/Oak Park

SPECIAL WARRANTY DEED

This Indenture is made as of June 23, 2015, between **FOREST PARK GROVE LLC**, an Illinois limited liability company ("Grantor"), of the Village of Forest Park, County of Cook, State of Illinois, and **Melissa Nicole McInnis and Matthew Joseph Lewen**, ("Grantee"), whose address is 1448 W Polk Street, Unit 1F, Chicago, IL 60607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, not as tenants in common but as joint tenants, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT A ATTACHED HERETO

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in (i) that certain Declaration of Condominium Ownership for the Residences at the Grove Midrise Condominium made September 19, 2006 and recorded on the September 22, 2006 in the Office of the Recorder of Cook County, Illinois as Document Number 0626545035 (the "Declaration") and (ii) that certain Community Declaration for The Residences at The Grove, recorded with the Cook County Recorder on June 8, 2006, as Document No. 0615932017 (collectively, the "Declarations"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations for the benefit of the remaining real estate described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

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**CHICAGO TITLE
COMPANY**

LEGAL DESCRIPTION

Order No.: 5PST144011NB

For APN/Parcel ID(s): 15-13-109-050-1113

Parcel 1:

Unit Number 2-407 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, in Cook County, Illinois,

Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as document number 0626545035 as amended from time to time; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

The right to the exclusive use of Garage Space 2-P-82 and 2-P-83, a limited common element, and the exclusive use of Storage Area 2-S83-G, a limited common element, as such garage space and storage area are delineated on the survey attached as Exhibit "C" to the Declaration of Condominium recorded as document number 0626545035, as amended from time to time.

Parcel 3:

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 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, as supplemented and amended from time to time.