

**WARRANTY DEED**

Statutory (ILLINOIS)  
(Individual to Individual)

THE GRANTOR(s) ALLA RAPOPORT, married to Vince Monroe, of Buffalo Grove, Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to JAN M. GROAT, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

PARCEL 1: UNIT NO. 405, AS DELINEATED ON A SURVEY OF A PART OF LOT "C" IN BUFFALO GROVE UNIT NO. 7, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 41977 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24764722, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2. THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 58, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AS AFORESAID RECORDED AS DOCUMENT 24764722, IN COOK COUNTY ILLINOIS.

**SUBJECT TO:** General real estate taxes for the year 2014 and subsequent years; zoning and building laws and ordinances; building, building lines, restrictions, conditions, covenants and easements of record.

**PERMANENT REAL ESTATE INDEX NUMBER:** 03-04-300-023-1062

**ADDRESS OF REAL ESTATE:** 51 Old Oak Drive, Unit 405, Buffalo Grove, Illinois 60089

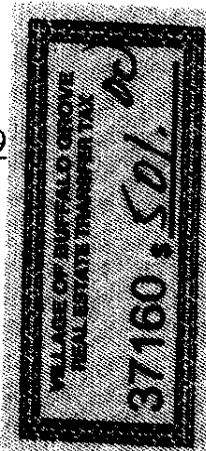
**DATED** this 24th day of August, 2015.

*Alla Rapoport*  
\_\_\_\_\_  
(SEAL) ALLA RAPOPORT

*Vince Monroe*  
\_\_\_\_\_  
(SEAL) VINCE MONROE



Doc#: 1526019109 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/17/2015 12:16 PM Pg: 1 of 3

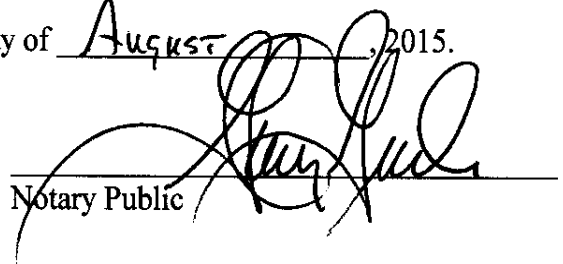


# UNOFFICIAL COPY

State of Illinois )  
 ) SS.  
County of Cook )

I, the undersigned, a Notary Public in an for said County, in the State aforesaid, DO HEREBY CERTIFY that **ALLA RAPOPORT and VINCE MONROE** is 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 acts, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24<sup>th</sup> day of August, 2015.

  
\_\_\_\_\_  
Notary Public



**Mail to:**

OLGA GROAT  
LAKE COOK LAW GROUP  
747 LAKE COOK ROAD, STE. 211E  
DEERFIELD, IL 60015

**Send Subsequent Tax Bills To:**

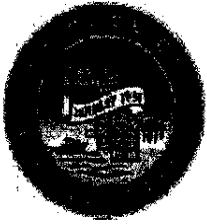
JAN M. GROAT  
51 OLD OAK DRIVE, UNIT 405  
BUFFALO GROVE, IL 60089

# UNOFFICIAL COPY

707609

## REAL ESTATE TRANSFER TAX

16-Sep-2015



<b>COUNTY:</b>	83.50
<b>ILLINOIS:</b>	167.00
<b>TOTAL:</b>	250.50

03-04-300-023-1062 | 20150801619463 | 0-203-902-848

Property of Cook County Clerk's Office