



Doc#: 1526604011 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/23/2015 09:55 AM Pg: 1 of 3

15266040110

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

After Recording Return to:
MARIE G. CARRASCA
PO BOX 56080
Chicago IL 60656

Send Subsequent Tax Bills to:
Marie Carrasca
7757 Van Buren Street, Unit 511
Forest Park, IL 60120

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture is made as of July 16, 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 **Marie Carrasca**, ("Grantee"), whose address is 3920 N Nordica Ave, Chicago, IL 60634.

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, all of the following described real estate (the "Property"), 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, as 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;

REAL ESTATE TRANSFER TAX		29-Jul-2015
	COUNTY:	139.00
	ILLINOIS:	278.00
	TOTAL:	417.00

15-13-109-050-1134 | 20150701605224 | 1-967-995-776

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 5716

Approved/Date
7/16/15

SPSSCINT

BOX 333-CT

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2-511 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 23, 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 SPACES 2-P-12 AND 2-P-22, A LIMITED COMMON ELEMENT, AND THE EXCLUSIVE USE OF STORAGE AREA 2-L-5-3, A LIMITED COMMON ELEMENT, AS SUCH GARAGE SPACES 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.

PIN No. 15-13-109-050-1134

Address: Unit 511, 7757 Van Buren Street, Forest Park, IL 60130