

Chicago Title/Oak Park

SPSTH4044NB



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

Doc#: 1602210019 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/22/2016 09:55 AM Pg: 1 of 3

After Recording Return to:
KENNETH JATCZAK
7035 S. THOMAS
BRIDGEVIEW, IL 60455

Send Subsequent Tax Bills to:
James W. Rau
Unit 514, 7757 Van Buren Street
Forest Park, IL 60130

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture is made as of January 15, 2016, between **FOREST PARK GROVE LLC**, an Illinois limited liability company ("Grantor"), of the Village of Forest Park, County of Cook, State of Illinois, and **James W. Rau**, ("Grantee"), whose address is 675 Lake Street, #213, Oak Park, IL 60301.

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;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

S Y
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INTL Y

BOX 333-CT

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 5961

Approved/Date

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And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the following: (a) current general real estate taxes, taxes for subsequent years and special taxes or assessments; (b) the Condominium Property Act of the State of Illinois; (c) the Declarations; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (f) covenants, conditions, agreements, building lines and restrictions of record; (g) easements recorded at any time prior to the date hereof, including any easements established by or implied from the Declarations, or amendments thereto and any easements provided therefor; (h) unrecorded easements for utilities as disclosed by that certain Plat of Survey made by Austin Engineering Co., Inc., dated August 19, 2002 as Order No. 40-02-107 and as disclosed by that certain utility letter dated September 2, 1998. (i) rights of the public, the Village of Forest Park and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located on or serving the Property; (j) roads or highways, if any; and (k) Grantee's mortgage, if any.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

FOREST PARK GROVE LLC, an Illinois limited liability company

By: 
 Name: TIMOTHY J. ANDERSON
 Title: MEMBER

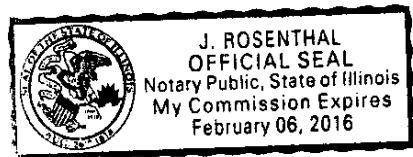
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Julie Rosenthal, a Notary Public in and for the County and State aforesaid, do hereby certify that Timothy J. Anderson, as an authorized signatory of Forest Park Grove, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his/her own free and voluntary act and as the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6th day of Jan, 2011.


 Notary Public

My Commission Expires:
2/6/16



REAL ESTATE TRANSFER TAX		15-Jan-2016
COUNTY:		132.50
ILLINOIS:		265.00
TOTAL:		397.50

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2-514 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 SPACES 2-P-72 AND 2-P-73, LIMITED COMMON ELEMENTS, AND THE EXCLUSIVE USE OF STORAGE AREA 2-S73-G, 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. 15-13-109-050-1137

Address: Unit 514, 7757 Van Buren Street, Forest Park, IL 60130