

WARRANTY DEED

Individual to Individual

Doc#: 1627133012 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/27/2016 10:17 AM Pg: 1 of 3

Dec ID 20160901658484  
ST/CO Stamp 0-546-219-840 ST Tax \$300.00 CO Tax \$150.00

THE GRANTOR,

James P. McNally & Patricia A. McNally, Husband and Wife,

FIDELITY NATIONAL # SC 16024216 1078

of the Village of Forest Park, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to THE GRANTEE,

LINDA L. BAUER  
156 N. Cuyler  
Oak Park IL 60302

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (see attached for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Property Index Numbers: 15-13-109-050-1125

Address of Real Estate: 7757 VAN BUREN ST. UNIT 502  
FOREST PARK IL 60124

VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No.

6329

Approved/Date

Dated this 23rd day of September, 2016.

*James P. McNally*  
James P. McNally

*Patricia A. McNally*  
Patricia A. McNally

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Phillip Sorensen, a married person, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 23rd day of September, 2016.

Commission expires \_\_\_\_\_ 20 \_\_\_\_\_

*Vicki Selle*  
NOTARY PUBLIC

This instrument was prepared by: James J. Riebandt, 216 Higgins Rd., Park Ridge IL 60068

1073

# UNOFFICIAL COPY

Legal Description of premises commonly known as

SEE ATTACHED LEGAL DESCRIPTION

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

23-Sep-2016



COUNTY:	150.00
ILLINOIS:	300.00
TOTAL:	450.00

15-13-109-050-1125

| 20160901658484

| 0-5-3-219-840

*Linda L. Bauer*  
*7757 Van Buren, Unit 502*  
*Forest Park, IL 60130*

**Mail to: Hope Geldes, Esq.**  
**818 S. Kenilworth**  
**Oak Park IL 60604**

**Send Subsequent Tax Bills to:**

**Linda L. Bauer**  
**7757 Van Buren, Unit 502**  
**Forest Park IL 60130**

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**UNOFFICIAL COPY****EXHIBIT "A"**  
Legal Description

## PARCEL 1:

UNIT NUMBER 2-502 IN THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOTS 1 AND 2, 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 TO THE; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

## PARCEL 2:

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 LOCATED 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 AND SUPPLEMENT NO. 1 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0617324013 AND SUPPLEMENT NO. 2 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0620632060 AND SUPPLEMENT NO. 3 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0622939055 AND SUPPLEMENT NO. 4 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0626545034 AND SUPPLEMENT NO. 5 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0628618040 AND SUPPLEMENT NO. 6 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0631217000 AND AS DOCUMENT NUMBER 0631217001 AND SUPPLEMENT NO. 7 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0633513065 AND SUPPLEMENT NO. 8 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0707222079 AND SUPPLEMENT NO. 9 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0715713050 AND SUPPLEMENT NO. 10 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0729515135 AND THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 2-502, A LIMITED COMMON ELEMENT, AND THE RIGHT TO THE USE OF GARAGE SPACE 2-P-11 AND 2-P-12, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF STORAGE AREA, A LIMITED COMMON ELEMENTS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT T "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

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ALTA Commitment (08/17/2008)

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