

UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

PRAIRIE TITLE

6821 W. NORTH AVE.
OAK PARK, IL 60302

Doc#: 1715239035 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/01/2017 09:57 AM Pg: 1 of 3

Dec ID 20170501661871
ST/CO Stamp 0-227-068-352 ST Tax \$340.00 CO Tax \$170.00

1717220

THE GRANTORS, Anthony J. Rudnik and Margaret Rudnik, his wife, of the Village of Forest Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to Elizabeth Lim (GRANTEE'S ADDRESS) 615 Grove Lane, Forest Park, IL 60130 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

see Exhibit "A"

SUBJECT TO:

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, the Declaration, real estate taxes for 2016 and subsequent years

Permanent Real Estate Index Number(s): 15-13-109-051-1023
Address(es) of Real Estate: 615 Grove Lane, Forest Park, IL 60130



Dated this 30 day of May, 2017

Anthony J. Rudnik

Margaret Rudnik

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

REAL ESTATE TRANSFER TAX		31-May-2017
COUNTY:	ILLINOIS:	170.00
TOTAL:		340.00
15-13-109-051-1023	20170501661871	0-227-068-352

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anthony J. Rudnik and Margaret Rudnik, his wife, 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 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 30 day of May, 2017



Kristi A. Osga (Notary Public)

Prepared By: Kristi A. Osga
535 N. Taylor Avenue
Oak Park, Illinois 60302

Mail To:
~~Elizabeth Lim~~ Pellegrini - Cristiano
~~615 Grove Lane~~ 6817 W. North Ave.
~~Forest Park, IL 60130~~ Oak Park, IL 60302

Name & Address of Taxpayer:
Elizabeth Lim
615 Grove Lane
Forest Park, IL 60130

CLERK'S OFFICE OF COOK COUNTY

UNOFFICIAL COPY

File No: 1717220

EXHIBIT "A"**PARCEL 1:**

UNIT NUMBER 615 IN THE RESIDENCES AT THE GROVE TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 3, 4, 9 AND 10 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 0615932017 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 0615932018 AND SUPPLEMENT NO. 1 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0617334013 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 THE EXCLUSIVE RIGHT TO THE USE OF A CONCRETE PATIO AS TO UNIT 615, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

COMMONLY KNOWN AS: 615 Grove Lane, Forest Park, IL 60130

PERMANENT INDEX NUMBER: 15-13-109-051-1023

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*ALTA Plain Language Commitment
(6-17-06) (IL)
Schedule A*

AMERICAN
LAND TITLE
ASSOCIATION

