## **UNOFFICIAL COPY**

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WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Doc#. 1805918066 Fee: \$50.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 02/28/2018 11:56 AM Pg: 1 of 2

Dec ID 20180201600804 ST/CO Stamp 1-836-951-072 ST Tax \$324.00 CO Tax \$162.00

MAIL TO: Mr. Medard Narko Attorney at Law 6300 159<sup>th</sup> Street Oak Forest, IL 60452

GRANTORS, Michael A. Burrello and Laura Ann Burrello, husband and wife, of the Village of Forest Park, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Michael T. Bardusk and Diana Bardusk, husband and wife, of 1070 15th Street, Unit 304, Chicago, IL 60608, not as tenants in common nor as joint tenants with right of survivorship but as tenants by the entirety, the following described real estate situated in the County of Cook, State of Illinois to-wic.

## PARCEL 1:

UNIT NUMBER 622 IN THE RESIDENCES AT THE CROVE TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF I AND: LOT 3 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, ILLINGIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0615932017 AND SUPPLEMENT NO. I TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0.17334014; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL I FOR INGRESS AND EGRESS ROM PARCEL I TO THE PUBLIC STREETS AND ROADS, OVER AND ACROSS THE ROADS, DRIVEWAYS, AND VALKWAYS 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 AND SUPPLEMENT NO. 1 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0617334014 AND SUPPLEMENT NO. 2 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0620632060 AND THE EXCLUSIVE R GHT TO THE USE OF A CONCRETE PATIO AS TO UNIT 622, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT C' TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

Permanent Index Number: 15-13-109-051-1004

Property Address: 622 Grove Lane, Forest Park, IL 60130

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property; Community Declaration for Residences at the Grove and all amendments thereto; public and utility easements including any easements established by or implied from the said Community Declaration for Residences at the Grove; installments due after the date of Closing of general assessments established pursuant to the said Community Declaration for Residences at the Grove; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements established by or implied from the Declaration of Condominium and any amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act and Community Interest Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium and any amendments thereto.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

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## **UNOFFICIAL COPY**

DATED this 12 <sup>th</sup> day of February, 2018.	
michal Bunello	Ann De Annello
Michael A. Burrello	/ Laura Ann Burrello
STATE OF ILLINOIS ) (COUNTY OF COOK )	PRAIRIE TITLE 6821 W. NORTH AVE. OAK PARK, IL 60302
I, the undersigned, a Notary Public HEREBY CERTIFY that the above named person(s) whose name(s) is/are subscribed to	e in and for said County in the State aforesaid DO d person(s) personally known to me to be the same to the foregoing instrument, appeared before me this e/they signed sealed and delivered said instrument as

Given under my hand and official seal this 12th day of FERRUAY

his/her/their free and voluntary act io, the uses and purposes herein set forth.

PROPERTY COMPLIANCE
No.
7051
Approved/Date

(SEÁL)

O'FICIAL SEAL
FELIC'A W. DIGIOVANNI
NOTARY PUBL'S, STATE OF ILLINOIS
My Commission Expires May 18, 2019

This document prepared by:

Felicia DiGiovanni Spina McGuire & Okal, P.C. 7610 West North Avenue Elmwood Park, IL 60707 708-453-2800 Send future tax bills to:

Michael & Diana Bardusk 622 Grove Lane Forest Park, IL 60130

ML ESIAIE	TRANSFER	TAX	27-Feb-2018
		COUNTY:	162.00
		ILLINOIS:	324.00
		TOTAL:	486.00
15-13-109	-051-1004	20180201600804	1-836-951-072