

# UNOFFICIAL COPY

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

1819501 ①  
**WARRANTY DEED**  
INDIVIDUAL TO INDIVIDUAL

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 15<sup>th</sup> 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-wit:

PARCEL 1:

UNIT NUMBER 622 IN THE RESIDENCES AT THE GROVE TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: 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, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0615932017 AND SUPPLEMENT NO. 1 TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0617334014; 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 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 RIGHT 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.

