

**WARRANTY DEED**  
**Illinois Statutory**Doc#: 1826733101 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/24/2018 09:50 AM Pg: 1 of 2

Mail to:

~~Donna Vessini~~  
**8045 W O'Connor Dr. Unit 4D**  
**River Grove, IL 60171**PHILIP TARALLO  
200 W. HIGGINS, SUITE 300  
SCHAUMBURG, IL 60195

Dec ID 20180901678435

ST/CO Stamp 0-131-360-928 ST Tax \$135.00 CO Tax \$67.50

Name &amp; Address of Taxpayer:

**Donna Vessini**  
**8045 W O'Connor Dr. Unit 4D**  
**River Grove, IL 60171****RECORDER'S STAMP**

The GRANTOR(S): **Sharon J Broms, a single woman of 8045 W O'Connor Dr. Unit 4D River Grove, IL 60171**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Donna Vessini, a single woman, of 8025 W O'Connor Drive, Apt. 2B River Grove, IL 60171** all interest in the following described land in the County of Cook, State of Illinois; to wit:

PARCEL 1: UNIT NUMBER 4-D AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOT 1 AND THE WEST 25.00 FEET OF LOT 2 IN KOZIOL'S RIVER GROVE ESTATES RESUBDIVISION IN THE NORTH EAST FRACTIONAL 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM MADE BY GROVE TOWERS, INC., AN ILLINOIS CORPORATION, FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 2204658, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR PARING PURPOSES OVER PARKING AREA NO. 21 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AS CREATED BY DEED FROM GROVE TOWERS, INC., A CORPORATION OF ILLINOIS TO RICHARD L. THOMPSON AND HELEN E. THOMPSON, HIS WIFE, DATED JUNE 17, 1975 AND RECORDED JULY 9, 1975, AS DOCUMENT 23144051 IN COOK COUNTY, ILLINOIS.

Subject to:

1. All general real estate taxes not yet due and payable at the time of closing.
2. Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 12-26-206-096-1016

Property Address: **8045 W O'Connor Dr. Unit 4D River Grove, IL 60171**

Dated September 11, 2018

  
**Sharon J. Broms**

(seal)

**VILLAGE OF RIVER GROVE**  
**Property**  
**Inspection**

No 004005

9/10/18

Approved

# UNOFFICIAL COPY

STATE OF ILLINOIS }  
 } ss  
 County of Cook }

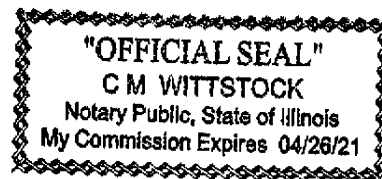
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Sharon J Broms** personally know to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal, September 14, 2018

WITNESS my hand and official seal.

Signature

*C M Wittstock*



My Commission Expires

4-26-21

(Seal)

Prepared by:

Elias Mantzavarakos, Esq  
 1699 Wall St. Suite 420  
 Mount Prospect, IL 60056

County - Illinois Transfer Stamps  
 Exempt under provisions of paragraph  
 Section 31-45, Real Estate  
 Transfer Tax Law  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Buyer, Seller or Representative

**\*\*This conveyance must contain the name and address of Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).**