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196 NW 712 094 000



WARRANTY DEED 1/2

AFTER RECORDING MAIL TO:

William Pilipchuk - Shelby Wollscheid
7753 Van Buren St., Unit 517
Forest Park, IL 60130

MAIL REAL ESTATE TAX BILL TO:

William Pilipchuk and Shelby Wollscheid
7753 Van Buren St., Unit 517
Forest Park, IL 60130

Doc#: 1916857135 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/17/2019 01:57 PM Pg: 1 of 3

Dec ID 20190501668698
ST/CO Stamp 0-230-293-600 ST Tax \$255.00 CO Tax \$127.50

THE GRANTOR: George J. Vlahos and Jennifer A. Vlahos, Husband and Wife, of 7753 Van Buren St., Unit 517, Forest Park, IL 60130, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **William Pilipchuk, single person** and **Shelby Wollscheid, single person**, of 7753 Van Buren St., Apt 217, Forest Park, IL 60130, to have and to hold the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 7753 Van Buren St., Unit 517, Forest Park, IL 60130
PIN: 15-13-109-050-1070

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line, and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No.

7719
5-30-19
Approved/Date

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DATED this 31 day of May, 2019.

[Signature]
George J. Vlahos

[Signature]
Jennifer A. Vlahos

STATE OF IL)
COUNTY OF COOK)SS

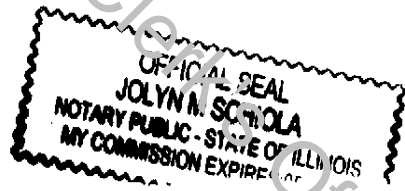
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **George J. Vlahos and Jennifer A. Vlahos**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 31 day of May, 2019.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

Piercey & Associates, Ltd.
Attorney at Law
1525 S. Grove Ave., Suite 204
Barrington, IL 60010



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LEGAL DESCRIPTION

Order No.: 19GNW712094RM

For APN/Parcel ID(s): 15-13-109-050-1070

PARCEL 1:

UNIT NUMBER 517 IN THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 1, 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; 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 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 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 THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 517, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF GARAGE SPACE P-88, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF STORAGE AREA S88-G, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.