

# UNOFFICIAL COPY

19238890

## TRUSTEE'S DEED TENANTS BY THE ENTIRETY

Doc#: 1931046011 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/06/2019 10:46 AM Pg: 1 of 3

Dec ID 20191001616098  
ST/CO Stamp 1-061-904-736 ST Tax \$300.00 CO Tax \$150.00

After recording, mail deed to:

Elisa M. Allie  
Peter J. Latz & Associates LLC  
104 N. Oak Park Avenue, Suite 200  
Oak Park, Illinois 60301

GRANTOR(S), Michael G. Guignon, Trustee of the Michael G. Guignon Revocable Trust dated March 24, 2010, and any and all successor trustees, 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), John Griffin and Jennifer S. Griffin, husband and wife, not as joint tenants or tenants in common, but as Tenants by the Entirety, of 727 Thatcher Avenue, River Forest, Illinois 60305

the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

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.

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.

Permanent Index Number: 15-13-109-051-1012

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE

7913  
11/7/19  
Approved

### REAL ESTATE TRANSFER TAX

04-Nov-2019



COUNTY: 150.00  
ILLINOIS: 300.00  
TOTAL: 450.00

15-13-109-051-1012

| 20191001616098 | 1-061-904-736

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

# UNOFFICIAL COPY

Property Address: 625 Grove Lane, Forest Park, Illinois 60130-2084

DATED this 29<sup>th</sup> day of October, 2019.

  
 Michael G. Guignon, Trustee

Property of Cook County Clerk's Office

STATE OF Illinois )  
 ) ss.  
 COUNTY OF St. Clair )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Certify that that the above named person(s), Michael G. Guignon, personally known to me to be the same person(s) whose name(s) 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 29<sup>th</sup> day of October, 2019.



  
 (SEAL)

This document prepared by:

John J. O'Leary  
 Attorney at Law  
 120 S. State Street, Suite 200  
 Chicago, Illinois 60603

Send future tax bills to:

John M. and Jennifer S. Griffin  
 625 Grove Lane  
 Forest Park, Illinois 60130-2084

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## LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 625 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 0617234013 AND SUPPLEMENT NO. 2 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0620632060 SUPPLEMENT NO. 3 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 SUPPLEMENT NO. 7 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0633513065 AND SUPPLEMENT NO. 8 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0707222079 AND SUPPLEMENT NO. 9 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0715713050 AND SUPPLEMENT NO. 10 TO THE COMMUNITY DECLARATION RECORDED RECORDED AS DOCUMENT NUMBER 0729515135 AND SUPPLEMENT NO. 11 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0731015083 AND SUPPLEMENT NO. 12 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0733115061 AND SUPPLEMENT NO. 13 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0811916053, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

COMMONLY KNOWN AS: 625 Grove Lane, Forest Park, Illinois 60130-2084

PERMANENT INDEX NUMBER: 15-13-109-051-1012