

UNOFFICIAL COPY

**WARRANTY DEED
(Illinois)**

PREPARED BY:

*Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056*

MAIL TO:

*Catherine S. McCrory, Esq.
339 6th Avenue
LaGrange, IL 60525*

SEND TAX BILL TO:

*Laura Cruz
7753 Van Buren St, Unit 316
Forest Park, IL 60130*

Doc#: 2016155049 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/09/2020 10:05 AM Pg: 1 of 2

Dec ID 20200401662122
ST/CO Stamp 1-111-149-792 ST Tax \$263.50 CO Tax \$131.75

For and in consideration of Ten. & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the Grantors, Sujay Javdekar and Monica M. Purohit, husband and wife, as joint tenants, of 7753 Van Buren, Unit 316, Forest Park, IL 60130, hereby convey and warrant to the Grantee, Laura Cruz, ~~husband and wife, as joint tenants by the entirety, of 7428 Washington St., Forest Park, IL 60130.~~
*a single woman
married woman*

the Real Estate located at 7753 Van Buren Street, Unit 316, Forest Park, IL 60130 and having a P.I.N. of 15-13-109-050-1034 and legally described as (see attached legal description)

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing; and covenants, conditions, 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. Grantors hereby release and waive all statutory homestead rights.

Dated April 17, 2020

Sujay Javdekar

Sujay Javdekar

Monica M. Purohit

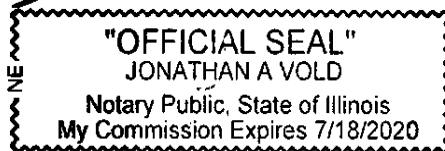
Monica M. Purohit

I, the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that Sujay Javdekar and Monica M. Purohit, personally known to me to be the same persons as named herein, appeared before me this day and acknowledged signing and delivering this instrument as a free and voluntary act, for the uses and purposes therein set forth.

Dated 4-17-2020
Commission expires 7-18-2020

[Signature], Notary Public

**FIRST AMERICAN TITLE
FILE #3018589**



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LEGAL DESCRIPTION

For Real Estate located at 7753 Van Buren Street, Unit 316, Forest Park, IL 60130 and having a P.I.N. of 15-13-109-050-1034

PARCEL 1: UNIT NUMBER 316 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 0628518040 AND THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 316, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF GARAGE SPACE P-57, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF STORAGE AREA S57-G, A LIMITED COMMON ELEMENT, AS SET FORTH BY THE ASSIGNMENT RECORDED OCTOBER 24, 2008 AS DOCUMENT NUMBER 0829818086, AND AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME

Cook County Clerk's Office