

# UNOFFICIAL COPY

Doc#: 2027562314 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/01/2020 03:40 PM Pg: 1 of 3

## WARRANTY DEED

The Grantor, **LINDA MIDDLETON**, a single woman, of the Village of Forest Park, Illinois, County of Cook, and for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

Dec ID 20200801652207  
ST/CO Stamp 0-969-376-224 ST Tax \$187.50 CO Tax \$93.75

CONVEY and WARRANT to **ANGELA CARINGELLA**, a SINGLE woman, of Forest Park, Illinois, the following described real estate situated in the County of Cook and State of Illinois to wit:

### SEE ATTACHED LEGAL DESCRIPTION RIDER

Subject only to the following, if any: 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; and general real estate taxes not due and payable at the time of closing.

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.

Dated this 29 day of July 2020.

**PIN:** 15-13-109-050-1126

**COMMONLY KNOWN AS:** 7757 VanBuren Street, Unit 503  
Forest Park, IL 60130

VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No. 8265  
EM 8/14/20  
Approved/Date

  
\_\_\_\_\_  
**LINDA MIDDLETON**

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This Instrument Prepared By:

LISA PERNA MILLER, ESQ.  
LAW OFFICES OF LISA C. PERNA, LTD  
55 W. 22<sup>ND</sup> St., Ste. 225  
Lombard, IL 60148

Send subsequent tax bills to:

ANGELA CARINGELLA  
7757 VanBuren Street, Unit 503  
Forest Park, IL 60130

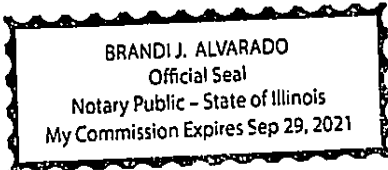
MAIL TO:

JOHN CIPRIAN, ESQ  
REDA | CIPRIAN | MAGNONE, LLC  
8501 W. Higgins Rd., Ste. 440  
Chicago, IL 60631

STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **LINDA MIDDLETON**, a single woman, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 29<sup>th</sup> day of July 2020.



Brandi J. Alvarado  
Notary Public

My commission expires:

Sept 29, 2021

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## LEGAL DESCRIPTION

Order No.: 20GNW956006OK

For APN/Parcel ID(s): 15-13-109-050-1126

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**PARCEL 1:**

UNIT NUMBER 2-503 IN THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 1 AND 2, 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 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 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 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 AS DOCUMENT NUMBER 0729515135 AND THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 2-503, A LIMITED COMMON ELEMENT, AND THE RIGHT TO THE USE OF GARAGE SPACE 2-P-58, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF STORAGE AREA 2-S58-G, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.