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Doc#: 2101412267 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/14/2021 02:33 PM Pg: 1 of 3

Return To:

Melissa Nicole McInnis and
Matthew Joseph Lewen
7757 Van Buren St Unit 407,
Forest Park, IL 60130

Dec ID 20201101647228
ST/CO Stamp 2-138-156-000

This Instrument Prepared by:

Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

**GRANTEES ADDRESS &
Mail Tax Statements To:**

Melissa Nicole McInnis and
Matthew Joseph Lewen
7757 Van Buren St Unit 407,
Forest Park, IL 60130

Order #: OC20033861

This space for recording information only

QUITCLAIM DEED

**FIDELITY NATIONAL TITLE
OC20033861**

Tax Exempt under Resigned

Melissa N. McInnis
MELISSA NICOLE MCINNIS

11/3/2020
Date

GRANTORS,

MELISSA NICOLE MCINNIS and MATTHEW JOSEPH LEWEN, wife and husband who
acquired title as unmarried
7757 Van Buren St Unit 407,
Forest Park, IL 60130

for and in consideration of ONE AND 00/100 DOLLAR (\$1.00) and other good and valuable consideration
in hand paid, CONVEY AND WARRANT to

GRANTEES,

MELISSA NICOLE MCINNIS and MATTHEW JOSEPH LEWEN, wife and husband, as tenants
by the entirety
7757 Van Buren St Unit 407,
Forest Park, IL 60130

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 2-407 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,

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WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0626545035 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE EXCLUSIVE USE OF GARAGE SPACE 2-P-82 AND 2-P-83, A LIMITED COMMON ELEMENT, AND THE EXCLUSIVE USE OF STORAGE AREA 2-S83-G, A LIMITED COMMON ELEMENT, AS SUCH GARAGE SPACE AND STORAGE AREA ARE DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0626545035, AS AMENDED FROM TIME TO TIME.

PARCEL 3: 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 ON THE COMMUNITY AREA AS DEFINED IN ARTICLES I AND II OF THE COMMUNITY DECLARATION FOR THE RESIDENCES AT THE GROVE RECORDED JUNE 8, 2005 AS DOCUMENT NUMBER 0615932017, AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME.

PIN: 15-13-109-050-1113

Property Address: 7757 Van Buren St Unit 407, Forest Park, IL 60130

Preparer has examined no underlying title documentation regarding this deed

IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

Melissa Nicole McInnis
MELISSA NICOLE MCINNIS

11/3/2020
Date

Matthew Joseph Lewen
MATTHEW JOSEPH LEWEN

11/3/2020
Date

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. **8415**
11-3-2020
Approved/Date

State of IL



County of DuPage

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 11/3, 2020, by MELISSA NICOLE MCINNIS and MATTHEW JOSEPH LEWEN, who are personally known to me or have produced DD as identification and who signed this instrument willingly.

"OFFICIAL SEAL"
KARRIE BETH WAGNER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/6/2023

[Signature]
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX		09-Nov-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-13-109-050-1113 20201101647228 2-138-156-000		

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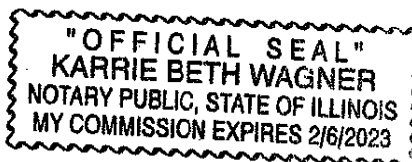
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated November 3rd, 2020
Signature: Melissa N. McLean

Grantor or Agent

Subscribed and sworn to before
Me by the said _____
this 3 day of Nov, 2020.



NOTARY PUBLIC Karrie Beth Wagner

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date November 3rd, 2020
Signature: Melissa N. McLean

Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This 3 day of Nov, 2020.



NOTARY PUBLIC Karrie Beth Wagner

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)