UNOFFICIAL COPY

21/27-100 0

WARRANTY DEED

WHEN RECORDED MAIL TO: Jonathan M Aven Law Offices of Jonathon Aven Ltd. 180 N Michigan Ave., Suite 2105 Chicago, IL 60601

SEND TAX BILLS TO: Edna A. Romo Contreras 7757 Van Buren Street 44.02 Forest Park, Illinois 60139 Doc#. 2102906185 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/29/2021 12:27 PM Pg: 1 of 3

Dec ID 20201101649408

ST/CO Stamp 0-258-574-304 ST Tax \$317.50 CO Tax \$158.75

Above Space for Recorder's Use Only

The GRANTOR, Kathrym M. O'Kelly, single, of 7757 Van Buren Street #402, Forest Park, Illinois 60130, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GANTEE, Edna A. Romo-Contreras, single, of 610 Woodbine Avenue, Oak Park, Illinois 60302, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A-

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

Property Address:

7757 Van Buren Street #402, Vorest Park, Illinois 60130

Permanent Index Number: 15-13-109-050-1108

Subject only to: general real estate taxes not due and payable at the time of Closing; 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.

HEREBY RELEASING ALL HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the *GRANTOR*, **Kathryn M. O'Kelly**, has caused her name to be signed to this instrument dated this ______ of November, 2020.

Kathryn M. O'Kelly

STATE OF ILLINOIS)

COUNTY OF COOK)

PROPERTY COMPLIANCE
No. 8444

Approved/Date

AL ESTATE TRANSFER TAX

01-Dec-2020

COUNTY: ILLINOIS: TOTAL: 158.75 317.50 476.25

15-13-109-050-1108

20201101649408 | 0-258-574-304

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I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Kathryn M. O'Kelly**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the same instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of November, 2020.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY:

OFFICIAL SEAL HOPE GELDES Notary Public - Stat of Illinois My Commission Expires 7,20/2022

Hope F. Geldes Geldes Law, Ltd. 1922 Home Avenue Berwyn, Illinois 60402

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LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 2-402 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, 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-33, A LIMITED COMMON ELEMENT, AND THE EXCLUSIVE USE OF STORAGE AREA 2- L- 7-4, 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 BEN'EFIT OF PARCEL 1 FOR INGRESS AND EGRESS FROM PARCEL 1 TO THE PUBLIC STREETS AND ICADS, OVER AND ACROSS THE ROADS, DRIVEWAYS, AND WALKWAYS ON THE CONTMUNITY 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. AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME.

an Office COMMONLY KNOWN AS: 7757 Van Buren Street Unit 402, Forest Park, IL 60130

PERMANENT INDEX NUMBER: 15-13-109-050-1108