

# UNOFFICIAL COPY

Doc# 2104813014 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/17/2021 09:31 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY

Dec ID 20201001633938  
ST/CO Stamp 0-787-212-304 ST Tax \$199.00 CO Tax \$99.50

Property of Cook County Clerk's Office

THE Grantor, Tessa J. Porter, an unmarried woman, of the Village of Forest Park, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Grantees, Mary Lynn Peizer, of 1444 W. FARGO, #3W, of CHICAGO, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description - See Exhibit A

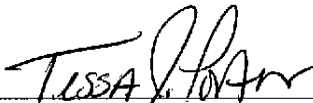
Permanent Real Estate Index Number: 15-13-109-050-1005

Chicago Title

Address: 7753 VAN BUREN STREET, UNIT #205, FOREST PARK, IL 60130

SUBJECT TO: 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, as long as they do not interfere with the current use and enjoyment of the Real Estate.

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.



TESSA J. PORTER, Grantor

Dated this 19<sup>th</sup> day of October, 2020.

REAL ESTATE TRANSFER TAX

27-Jan-2021



COUNTY:	99.50
ILLINOIS:	199.00
TOTAL:	298.50

15-13-109-050-1005

| 20201001633938 | 0-787-212-304

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE

No. **8395**

10.21.20 SN  
Approved/Date

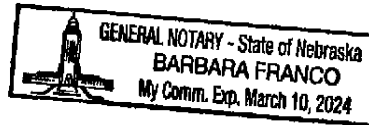
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STATE OF NEBRASKA                     )  
   )  
COUNTY OF Sarpy                         )             SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Tessa J. Porter, 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 19<sup>th</sup> day of October, 2020.

Barbara Franco (Notary Public)



**Name & Address of Taxpayer:**

Mary Lynn Peltzer  
7753 Van Buren Street,  
Unit #205,  
Forest Park, IL 60130

**Mail Recorded Deed to:**

Kevin Alexander  
830 North Blvd., Suite A  
Oak Park, IL 60301

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## EXHIBIT "A"

PARCEL 1: UNIT NUMBER 205 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 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 0617374013 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 THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 205, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF GARAGE SPACE P-87, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF STORAGE AREA S87-G, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.