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Doc# 2108934266 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/30/2021 04:12 PM Pg: 1 of 3

Trustees Deal
Statutory (Illinois)
(Individual to Individual)

Dec ID 20210301656530
ST/CO Stamp 2-135-809-040 ST Tax \$255.00 CO Tax \$127.50

2128251

This Agreement made this 12th day of March, 2021, between Dianne M. Ebert, as trustee under trust agreement dated February 6, 1997 and designated as Trust No. 1, Grantor, married to Robert Ebert, of Forest Park, Illinois, and Samantha Deuchler, an unmarried individual, as sole ownership, of 4111 N. Narragansett, #305, Chicago, Illinois 60344 Grantee(s).

WITNESS: The Grantor in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Subject To: General real estate taxes for 2020 and subsequent years; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Property Address: 7753 Van Buren St., #507

Permanent Index Number: 15-13-109-050-1060

PRAIRIE TITLE
6521 W. NORTH AVE.
OAK PARK, IL 60802



Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the Grantor, Dianne M. Ebert, as trustee under trust agreement dated February 6, 1997 and designated as Trust No. 1, as Trustee as aforesaid, has hereunto set his/her hand and seal the day and year first above written.

Dianne M. Ebert
Diane M. Ebert, as Trustee
Dianne

Robert H. Ebert
Robert Ebert

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 8811
dm 3/30/21
Approved/Date

REAL ESTATE TRANSFER TAX		16-Mar-2021	
	COUNTY:	127.50	
	ILLINOIS:	255.00	
	TOTAL:	382.50	
15-13-109-050-1060		20210301656530	2-135-809-040

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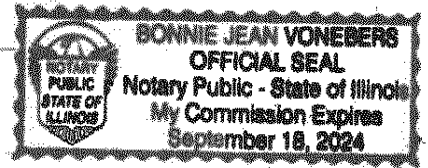
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dianne M. Ebert, as trustee under trust agreement dated February 6, 1997 and designated as Trust No. 1, as Trustee, 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 he/she signed, sealed and delivered the said instrument as his/her 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 12th day of March 2021.

Bonnie Jean von Ebers
Notary Public

Commission expires: 9/18/2024



This instrument was prepared by:
Michael Goggin
216 South Marion Street
Oak Park, IL 60302

Mail To:

John M. Duggan, Attorney at Law
782 Busse Highway
Park Ridge, IL 60068

Send Subsequent Tax Bills To:

Samantha Deuchler
7753 Van Buren, #507
Forest Park, IL 60130

OR

Recorder's Office Box No.: _____

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 507 IN THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: 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.

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, AS AMENDED FROM TIME TO TIME, AND THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 507, A LIMITED COMMON ELEMENT, AND THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACES P-11 AND P-12, LIMITED COMMON ELEMENTS, AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA L-4-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0626545035, AS AMENDED FROM TIME TO TIME.

COMMONLY KNOWN AS: 7753 Van Buren St., #507, Forest Park, IL 60130

PERMANENT INDEX NUMBER: 15-13-109-050-1060