

# UNOFFICIAL COPY

Doc# 2113107096 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/11/2021 06:36 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY

Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

Dec ID 20210301675997  
ST/CO Stamp 2-137-694-480 ST Tax \$271.00 CO Tax \$135.50

PT 21-69491 1 of 2

THE GRANTOR, Marioara D. Laurentiu, a single woman, of the City of Forest Park, County of Cook, State of IL, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Timothy F. Brown, a married man, of the City of Forest Park, County of Cook, State of IL all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: the general real estate taxes not due and payable at the time of Closing and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other government regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Real Estate Index Number(s): 15-13-109-050-1007

Address(es) of Real Estate: 7753 Van Buren Street, Unit 207, Forest Park, IL 60130

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No. 8842  
3-29-21  
Approved Date

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DATED this 03.29 day of March, 2021.

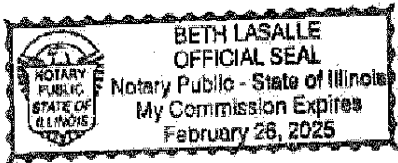
Marioara D. Laurentiu

Marioara D. Laurentiu

STATE OF IL )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marioara D. Laurentiu, 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, sealed, and delivered the said instrument as 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 29th day of March, 2021.



Beth Lasalle  
Notary Public

Prepared By:  
Sarah Sutton  
333 South Wabash Avenue  
Suite 2700  
Chicago, IL 60604

Mail Recorded Deed To:  
Timothy F. Brown  
7753 Van Buren Street  
Unit 207  
Forest Park, IL 60130

Mail Tax Bill To:  
Timothy F. Brown  
7753 Van Buren Street  
Unit 207  
Forest Park, IL 60130

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## Exhibit "A" – Legal Description

The Land is described as follows:

### Parcel 1:

Unit number 207 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 26, 2005 as document number 0536203040, lying below an elevation of 658.00 feet, 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.

### Parcel 3:

The exclusive right to the use of a terrace as to unit 207, a limited common element and the right to the use of garage space P-62, a limited common element and the right to the use of storage area S62-G, a limited common element, as delineated on the survey attached as exhibit "C" to the aforesaid declaration, as amended from time to time.