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RHSP FEE: \$9.00 RPRF FEE: \$1.00

Doc# 2113742012 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2021 09:57 AM PG: 1 OF 3

2145/11321 WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Amy Weiler, NKA Amy Niesluchowski and Patrick Niesluchowski 7757 Van Buren St., Unit #304 Forest Park AL 60130

(The Above Space for Recorder's Use Only)

THE GRANTORS Amy Weller NKA Amy Niesluchowski and Patrick Niesluchowski, husband and wife, of 7757 Van Burer St., Unit #304, Forest Park, IL 60130 for and in consideration of TEN AND 00/102 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Diogenes Silva, single, of 1029 Des Plaines Ave. #407, Forest Park, IL 60130, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 15-13-109-050-1092

Property Address: 7757 Van Buren St., Unit #304, Forest Park, IL 60130 # 2-304

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

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

Dated this \SY day of [/4/1)2021

Amy Wèiler, NKA Amy Niesluchowski

Patrick Niesluchowski

28-Apr-202 **REAL ESTATE TRANSFER TAX** 105.0 COUNTY: 210.0 ILLINOIS: TOTAL: 20210301667034 1-489-296-91:

15-13-109-050-1092

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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, CERTIFY THAT Amy Weiler, NKA Amy Niesluchowski and Patrick Niesluchowski personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 15 day of Wart 2021.

VILLAGE ON FOREST PARK PROPERTY COMPLIANCA

8828 Approved/Date Notary Public Wienzell

OFFICIAL SEAL MICHELLE M. WIENCEK Notary Public - State of Illinois My Commission Expires 7/28/2022

THIS INSTRUMENT PREPARED BY Kelly Keeling KBC Law Group 225 W Washington Street, Suite 1301 Chicago, IL 60606

MAIL TO:

Sansonetti & Bertakis, LLC 1101 Perimeter Drive Suite 675 Schaumburg, IL 60173 SEND SUBSEQUENT TAX BILLS TO:

Diogenes Silva 7757 Van Buren St., Unit #304 Forest Park, IL 60130

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 2-304 IN THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOTS 1 AND 2, 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 100 ATED ON THE COMMUNITY AREAAS 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 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 0633513(65 AND SUPPLEMENT NO. 8 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0707222079 AND SUPPLEMENT NO. 9 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0715713050 AND SUPPLEMENT NO. 10 TO THE COMMUNITY DECLARATION RECORDED RECORDED AS DOCUMENT NUMBER 0729515135 AND SUPPLEMENT NO 11 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0731515082 AND SUPPLEMENT NO. 12 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT JUMPER 0733115061 AND THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 2-3 C4, A LIMITED COMMON ELEMENT, AND THE RIGHT TO THE USE OF GARAGE SPACE 2-P-50 AND 2-P-56, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF STORAGE AREA. -S39-G, A LIMITED COMMON ELEMENTAS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.) FFICO