



2113742012D

Doc# 2113742012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

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

214ST 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 IL 60130

(The Above Space for Recorder's Use Only)

THE GRANTORS Amy Weiler, NKA Amy Niesluchowski and Patrick Niesluchowski, husband and wife, of 7757 Van Buren St., Unit #304, Forest Park, IL 60130 for and in consideration of TEN AND 00/100 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 18th day of May, 2021.

[Signature]
Amy Weiler, NKA Amy Niesluchowski

[Signature]
Patrick Niesluchowski

REAL ESTATE TRANSFER TAX

28-Apr-2021



COUNTY: 105.0
ILLINOIS: 210.0
TOTAL: 315.0

15-13-109-050-1092 | 20210301667034 | 1-489-296-911

S 1/1
P 3
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1 of 2

3

UNOFFICIAL COPY

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 LOCATED ON THE COMMUNITY AREAS 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 0633513665 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 AS DOCUMENT NUMBER 0729515135 AND SUPPLEMENT NO. 11 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0731015083 AND SUPPLEMENT NO. 12 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0733115061 AND THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 2-304, A LIMITED COMMON ELEMENT, AND THE RIGHT TO THE USE OF GARAGE SPACE 2-P-56 AND 2-P-56, A LIMITED COMMON ELEMENT AND THE RIGHT TO THE USE OF STORAGE AREA 1-S89-G, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.