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A21-5808 AB

PREPARED BY:

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File No.: A21-5808

Doc# 2134407490 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/10/2021 09:36 AM Pg: 1 of 3

Dec ID 20211101650404
ST/CO Stamp 0-552-153-744 ST Tax \$176.00 CO Tax \$88.00

RETURN TO:

SANDRA ROSS
7753 Van Buren Street, Unit 203
Forest Park, Illinois 60130

TAX BILLS TO:

SANDRA ROSS
7753 Van Buren Street, Unit 203
Forest Park, Illinois 60130

WARRANTY DEED

THE GRANTOR:

DEBORAH J. ROBERTS, DANIEL L. FIORINI, TIMOTHY L. FIORINI and JEFFREY L. FIORINI, of the Village of Forest Park, County of Cook, State of Illinois, for the consideration of Ten (\$10.00) Dollars and other valuable considerations in hand paid, CONVEY to:

SANDRA ROSS,

a single woman of Forest Park, Illinois

all interest in the following described Real Estate situated in the County of Cook County in the State of Illinois, to wit:

(SEE LEGAL DESCRIPTION MARKED AS "EXHIBIT A" ATTACHED HERETO)

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

SUBJECT TO the following, if any: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: ¹³~~12~~-109-050-1003

Address of Real Estate: 7753 Van Buren Street, Unit 203, Forest Park, Illinois 60130

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **9251**
Jan 13/2021
Approved/Date

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DATED this 7th day of December, 2021

Deborah J. Roberts
DEBORAH J. ROBERTS, Grantor

Daniel L. Fiorini
DANIEL L. FIORINI, Grantor

Timothy L. Fiorini
TIMOTHY L. FIORINI, Grantor

Jeffrey L. Fiorini
JEFFREY L. FIORINI, Grantor

REAL ESTATE TRANSFER TAX		09-Dec-2021	
COUNTY:		ILLINOIS:	89.00
		TOTAL:	176.00
			264.00
15-13-103-050-1003		202 1101650404 9-532-153-744	

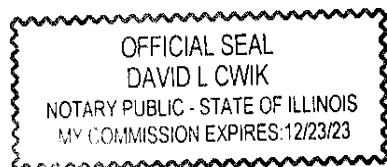
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DEBORAH J. ROBERTS, DANIEL L. FIORINI, TIMOTHY L. FIORINI and JEFFREY L. FIORINI is 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 he signed, sealed and delivered the said instrument as his 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 7th day of December, 2021.

David L. Cwik
NOTARY PUBLIC

My Commission Expires: 12/23/2023



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LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL 1: UNIT NUMBER 203 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 0617534013 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 0620545034 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 063121700 AND AS DOCUMENT NUMBER 0631217001 AND SUPPLEMENT NO. 7 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0633513065 AND SUPPLEMENT NO. 8 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0707222079 AND THE EXCLUSIVE RIGHT TO THE USE OF A TERRACE AS TO UNIT 203, 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, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-12-109-050-1003

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