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Doc#. 2227010119 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2022 11:26 AM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220901641519

MAIL TO:

John M. Kennelly, of Counsel
SPINA, McGUIRE & OKAL, P.C.
7610 W. North Avenue
Elmwood Park, IL 60707

GRANTOR(S), **Sandra Ross** a single woman, of the Village of Forest Park, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), **Sandra Ross, as Trustee of the Sandra Ross Declaration of Trust** the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants 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 property, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 15-13-109-050-1003

Property Address: 7753 Van Buren Street, Unit 203, Forest Park, IL 60130

DATED this 12th day of September, 2022



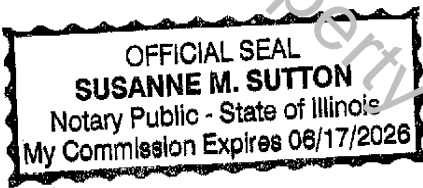
SANDRA ROSS

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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 **Sandra Ross**, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed sealed and delivered said instrument as his free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 12th day of September, 2022.



Susanne M. Sutton
(SEAL)

COUNTY – ILLINOIS TRANSFER STAMP
Exempt Under Provision of
35 ILCS 200/31-45 (e)
Real Estate Transfer Act

Date: 9/12/22
Signature: SJR

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. **9679**
9/12/22
Approved/Date

This document prepared by:
John M. Kennelly, of Counsel
Spina, McGuire & Okal, P.C.
7610 W. North Avenue
Elmwood Park, IL 60707
(708) 453-2800

Send future tax bills to:
Sandra Ross
7753 Van Buren Street, Unit 203
Forest Park, IL 60130

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LEGAL DESCRIPTION

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 $\frac{1}{4}$ 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 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 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.

PIN: 15-13-109-050-1003

COMMONLY KNOWN AS: 7753 Van Buren Street, Unit 203, Forest Park, IL 60130

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 12 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

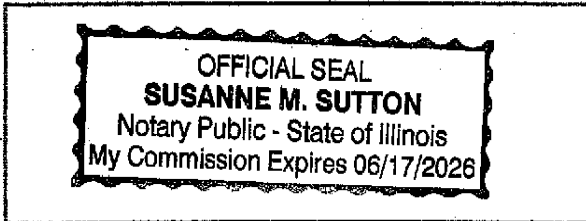
Susanne M. Sutton

By the said (Name of Grantor): Sandra Ross

On this date of: 9 | 12 | 2022

NOTARY SIGNATURE: Susanne M. Sutton

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 12 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

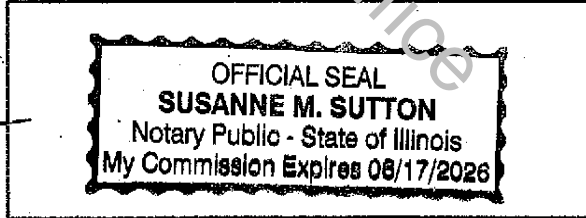
Susanne M. Sutton

By the said (Name of Grantee): Sandra Ross, Trustee

On this date of: 9 | 12 | 2022

NOTARY SIGNATURE: Susanne M. Sutton

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**