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STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Doc#: 2233955147 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/05/2022 03:44 PM Pg: 1 of 3

Dec ID 20221201602814
ST/CO Stamp 0-650-196-304 ST Tax \$270.00 CO Tax \$135.00

Warranty DEED

1752568 1/1 KB

MAIL TO:

Marian Zeidman
7352 Lake St #2E
River Forest, IL 60305

NAME AND ADDRESS OF TAXPAYER:

Marian Zeidman
7352 Lake St. #2E
River Forest, IL 60305

Above Space for Recorder's use only

THE GRANTOR, **GERALD C. BIRCHETTE**, married, for and in consideration of Ten DOLLARS and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), **MARIAN ZEIDMAN**. A ~~SINGLE~~ ~~MARRIED~~ ~~women~~, of 7352 Lake St. River Forest, IL 60305, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1:

Unit Number 626 in the Residences at the Grove Townhome Condominium, as delineated on a survey of the following described tract of land: Lots 3, 4, 9 and 10 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 0615932017 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 0615932018 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 the exclusive

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right to the use of a Concrete Patio as to Unit 626, a limited common element, as delineated on the survey attached as Exhibit "C" to the aforesaid Declaration as amended from time to time.

PERMANENT INDEX NUMBER: 15-13-109-051-1002



PROPERTY ADDRESS: 626 Grove Ln, Forest Park IL 60130

THIS IS NOT A HOMESTEAD PROPERTY.

SUBJECT TO: Public and utility easements, and encroachments disclosed by an accurate survey of the premises, and done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

[SIGNATURE PAGE TO FOLLOW]

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **9769**
12-22
Approved/Date

REAL ESTATE TRANSFER TAX		05-Dec-2022
	COUNTY:	135.00
	ILLINOIS:	270.00
	TOTAL:	405.00
15-13-109-051-1002		20221201602814 0-650-196-304

Cook County Clerk's Office

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IN WITNESS WHEREOF, said GRANTOR has caused these presents to be signed this

29th day of NOVEMBER, 2022.

Gerald C. Birchette
GERALD C. BIRCHETTE

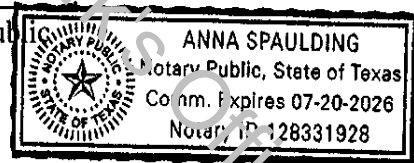
STATE OF Texas }
County of Tarrant }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **GERALD C. BIRCHETTE**, known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as a 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 29 day of November, 2022

Anna Spaulding

Notary Public



PREPARED BY: KMR Law Group | 333 S. Wabash Avenue, Suite 2700, Chicago, IL 60604