

UNOFFICIAL COPY

Doc#: 2304649203 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2023 01:53 PM Pg: 1 of 3

Dec ID 20230201644767
ST/CO Stamp 0-862-162-768 ST Tax \$297.00 CO Tax \$148.50

2221987 (2)

TRUSTEE'S DEED

WHEN RECORDED MAIL TO:
Christina Armalas
7753 Van Buren St Unit 212
Forest Park, Illinois 60130

STANLEY TITLE SERVICES
5021 W NORTH AVENUE
FOREST PARK, IL 60302

SEND TAX BILLS TO:
Christina Armalas
7753 Van Buren St Unit 212
Forest Park, Illinois 60130

Above Space for Recorder's Use Only

The GRANTOR, Marilyn Mae Pollock Trust dated March 4, 2005, Marilyn Mae Pollock, as Trustee by Cynthia Lee Blaising, her attorney in fact, of 7753 Van Buren Street Unit 212, Forest Park, Illinois 60130, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, Christina Armalas, married of 1501 Bonnie Brae. Pk. IL 60130, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A

Property Address: 7753 Van Buren Street Unit 212, Forest Park, Illinois 60130

Permanent Index Number: 15-13-109-050-1012

Subject only to: general real estate taxes not due and payable at the time of Closing; 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.

HEREBY RELEASING HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the GRANTOR, Marilyn Mae Pollock Trust dated March 4, 2005, Marilyn Mae Pollock, as Trustee by Cynthia Lee Blaising, her attorney in fact, has caused her name to be signed to this instrument dated this 3 of February, 2023.

Marilyn Mae Pollock by Cynthia Lee Blaising her attorney in fact

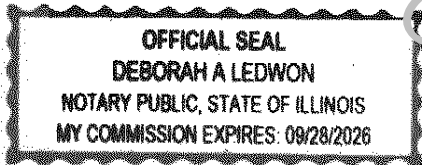
Marilyn Mae Pollock Trust dated March 4, 2005, Marilyn Mae Pollock, as Trustee by Cynthia Lee Blaising, her attorney in fact

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Marilyn Mae Pollock Trust dated March 4, 2005, Marilyn Mae Pollock, as Trustee by Cynthia Lee Blaising, her attorney in fact**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the same instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3 day of February, 2023.



Deborah A. Ledwon

Notary Public

My commission expires: 9-28-26

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. **9833**
2-2-23
Approved/Date

REAL ESTATE TRANSFER TAX		14-Feb-2023
COUNTY:		148.50
ILLINOIS:		297.00
TOTAL:		445.50

15-13-109-050-1012 | 20230201644767 | 0-862-162-768

THIS INSTRUMENT WAS PREPARED BY:
Hope F. Geldes
Geldes Law, Ltd.
1922 Home Avenue
Berwyn, Illinois 60402

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 212 IN THE RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: 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, LYING BELOW AN ELEVATION OF 658.00 FEET, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0626545035, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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, AS AMENDED FROM TIME TO TIME, AND THE EXCLUSIVE RIGHT TO THE USE OF A CONCRETE PATIO AS TO UNIT 212, A LIMITED COMMON ELEMENT, AND THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE P-96 HC, A LIMITED COMMON ELEMENT, AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA L-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0626545035, AS AMENDED FROM TIME TO TIME.

COMMONLY KNOWN AS: 7753 Van Buren Street, Unit 212, Forest Park, IL 60130

PERMANENT INDEX NUMBER: 15-13-109-050-1012