

2332057

# UNOFFICIAL COPY

**WARRANTY DEED**  
Statutory (Illinois)  
(Individual to Individual)

Doc#. 2306725157 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/08/2023 04:20 PM Pg: 1 of 3

Dec ID 20230201655468  
ST/CO Stamp 0-985-825-104 ST Tax \$235.00 CO Tax \$117.50

**S.**  
**THE GRANTOR(S)**, Avis Rudner, a  
single person

of the Village of Forest Park,  
County of Cook, State of  
Illinois for and in  
consideration of Ten and  
00/100 DOLLARS,

\_\_\_\_\_ in hand paid,  
**CONVEY(S)** and **WARRANT(S)** to

*NANETTE*  
Nannette Ingram, a single person, of 1029 Des Plaines Ave #404, Forest park ,IL  
.60130

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

SEE ATTACHED

Subject to covenants, conditions and restrictions of record; public and utility easements;  
general taxes for the year 2022 and subsequent years hereby releasing and waiving all  
rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15 13 109 050 1059

*st.*  
Address(es) of Real Estate: 7753 Van Buren #506, Forest Park, IL 60130

**PRAIRIE TITLE**  
**6821 W. NORTH AVE.**  
**OAK PARK, IL 60302**

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No.

**9854**

*man 2/17/23*  
Approved/Date

**REAL ESTATE TRANSFER TAX**

01-Mar-2023



COUNTY: 117.50  
ILLINOIS: 235.00  
TOTAL: 352.50

15-13-109-058-1059

20230201655468 | 0-985-825-104

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DATED this 23 th day of February 2022.

 (SEAL)  
Avis S Rudner

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Avis Rudner 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 she signed, sealed and delivered the said instrument as her 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 23 th day of February, 2022

Commission expires



  
Notary Public

This instrument was prepared by Brian J. O'Hara, 401 William No. 6280, River Forest, Illinois 60305

Mail to:

Gerald Prendergast  
3540 W 95th St  
Evergreen Park, IL 60805

Send Subsequent tax bills to:

Nannette Ingram  
7753 Van Buren #506  
Forest Park, IL 60130

COOK County Clerk's Office

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PARCEL 1:

UNIT NUMBER 506 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 TERRACE AS TO UNIT 506, A LIMITED COMMON ELEMENT, AND THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE P-2, A LIMITED COMMON ELEMENT, AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S2-G, 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 St., #506, Forest Park, IL 60130

PERMANENT INDEX NUMBER: 15-13-109-050-1059

Proprietary  
Cook County Clerk's Office