

UNOFFICIAL COPY

Doc#: 2324313403 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2023 12:46 PM Pg: 1 of 3

Dec ID 20230801605525
ST/CO Stamp 1-591-793-104 ST Tax \$347.00 CO Tax \$173.50

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

MAC-102677
THE GRANTOR **Felicia Hardiman**, a single woman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **Rhine Key and Anastasia Dominic Tjong**, *, of **, as ***, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 15-13-109-051-1013

Property Address: 627 Grove Ln, Forest Park, IL 60130

*Grantee Marital Status: *Married*

**Grantee Address Before Closing: *17W728 Butterfield Rd Apt 304, Oakbrook Terrace, IL 60181*

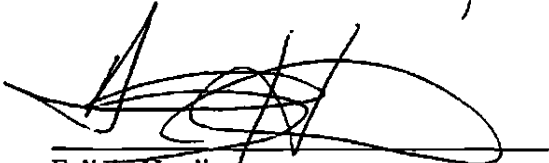
***Tenancy: *Not as tenants in common or joint tenants but as tenants by the entirety*

SUBJECT TO: 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; and general real estate taxes not 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.

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Dated this 25th day of August, 2023.




Felicia Hardiman

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

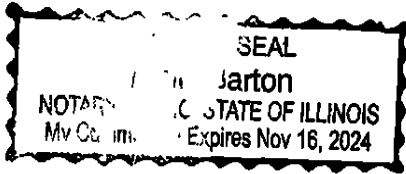


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Felicia Hardiman personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 25th day of August, 2023.



Notary Public





VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 10123
8-22-23
Approved/Date

THIS INSTRUMENT PREPARED BY
Brian Tierney
Attorney at Law
6348 S Central Ave
Chicago, IL 60638

MAIL TO:
Rhine Roy and
Anastasia Dominic Tjong
627 Grove Ln.
Forest Park, IL 60130

SEND SUBSEQUENT TAX BILLS TO:
Rhine Roy and Anastasia Dominic Tjong
627 Grove Ln.
Forest Park, IL 60130

REAL ESTATE TRANSFER TAX		28-Aug-2023
	COUNTY:	173.50
	ILLINOIS:	347.00
	TOTAL:	520.50

15-13-109-051-1013 | 20230801605525 | 1-591-793-104

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PARCEL 1:

UNIT NUMBER 627 IN THE RESIDENCES AT THE GROVE TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 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 0615932018 AND SUPPLEMENT NO. 1 TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0617334014; 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 THE EXCLUSIVE RIGHT TO THE USE OF A CONCRETE PATIO AS TO UNIT 627, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 'C' TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

Pin: 15-13-109-051-1013