

# UNOFFICIAL COPY

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**WARRANTY DEED**  
**Illinois Statutory**

Doc#: 2416420283 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/12/2024 12:03 PM Pg: 1 of 2

Mail to:  
Monson Rose Law Inc.  
150 E. Highland Ave  
Elgin, IL 60120

Dec ID 20240501615086  
ST/Co Stamp 0-479-653-168 ST Tax \$161.00 CO Tax \$80.50

Name & Address of Taxpayer:  
Rosa Cruz  
600 Elgin Ave #3B  
Forest Park IL 60130

## RECORDER'S STAMP

The GRANTOR(S): ~~Goodman Chicago Condos LLC~~, of the City of Chicago, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to, Rosa Cruz, an unmarried person of 930 Ontario St. Oak Park Illinois 60302  
all interest in the following described land in the County of Cook, State of Illinois; to wit:

**UNITS 3B AND P-7 IN THE ELGIN/JACKSON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 37, 38, AND 39 IN HENRY G. FOREMAN'S SECOND ADDITION TO THE VILLAGE OF FOREST PARK, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 5<sup>th</sup> NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE RAILROAD, EXCEPT THE WEST 364.10 FEET THEREOF; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 09039871, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST, IN COOK COUNTY, ILLINOIS ✓**

**P.I.N. 15-13-224-042-1016 AND 15-13-224-042-1027 ✓**

**C/K/A 600 ELGIN AVENUE, UNITS 3B AND P-7, FOREST PARK, IL 60130 ✓**

Conveyance and Warrant Subject 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, terms and provisions of the declaration of condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments, public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto, party wall rights and agreements, limitations and conditions imposed by the Illinois Condominium Property Act and the Common Interest Community Association Act or other applicable State association law ("Governing Law"), installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

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.

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