

# UNOFFICIAL COPY

13



## WARRANTY DEED LLC TO INDIVIDUAL

Doc#: 1321204038 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/31/2013 09:34 AM Pg: 1 of 3

Prepared By:  
Attorney Thomas J. Moran  
5300 West Devon Ave.  
Chicago, IL 60646

*WARRANTY DEED PK 2 of 3*

The GRANTOR, SHERIDAN PETERSON LLC an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois with an address of 620 Peterson Ave., Park Ridge, IL 60068, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to

ASHLEY R. STRASS and NORMA STRASS  
AS JOINT TENANTS AND NOT AS TENANTS IN COMMON

of 1021 Peterson, Unit # 302, Park Ridge, IL 60068 the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description is attached hereto and made a part hereof.

P.I.N. # 12-02-300-124-1010 & 12-02-300-124-1038  
Property Address: 1021 W. Peterson Ave., Unit # 302 & G-22, Park Ridge, IL 60068.

hereby releasing and waiving all rights by virtue of the Homestead Exemption Laws of the State of Illinois to have and to hold AS JOINT TENANTS forever.

Dated this 30<sup>th</sup> day of JUNE, 2013.



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 33369

SHERIDAN PETERSON LLC

BY: *Margaret Sheridan*  
MARGARET SHERIDAN, MEMBER

BY: *Brian Sheridan*  
BRIAN SHERIDAN, MEMBER

REAL ESTATE TRANSFER		07/13/2013
	COOK	\$140.00
	ILLINOIS:	\$280.00
	TOTAL:	\$420.00

12-02-300-124-1010 | 20130601609437 | D195UE

BOX 333-CTI


*Vertical stamp: S P S S G INT*

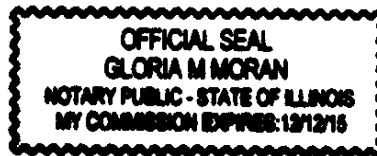
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State of Illinois, County of COOK, ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that MARGARET SHERIDAN & BRIAN SHERIDAN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said deed as his free and voluntary act and as Members of SHERIDAN PETERSON LLC for the uses and purposes therein set forth and with full authority as Members of SHERIDAN PETERSON LLC.

Given under my hand and notarial seal this 30<sup>th</sup> day of JUNE, 2013.

  
\_\_\_\_\_  
NOTARY PUBLIC



Mail Tax Bills to:

ASHLEY R. STRASS  
1021 W. PETERSON, # 302  
PARK RIDGE, IL 60068

After Recording, Mail Deed to:

Richard Ross  
851 Providence Dr.  
Algonquin IL 60102

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPLUATED AT LENGTH HEREIN.

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1021 PETERSON AVE, UNITS 302 & G-22, PARK RIDGE, IL 60068

**PARCEL 1:**

UNITS 302 AND G-22 IN THE SHERIDAN OF PARK RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN FINAL PLAT OF PETERSON POINTE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2006 AS DOCUMENT 0626845006, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0722222001, AND ANY AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-15, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0722222001.

PIN: 12-02-300-124-1010 (AFFECTS UNIT 302)  
12-02-300-124-1038 (AFFECTS UNIT G-22)

Cook County Clerk's Office