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01:34:24 p.m. 07-10-2015

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Jul 10 2015 1:36PM



Doc#: 1521041018 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2015 09:59 AM Pg: 1 of 2

CT

15ST00270PK
PK 1 of 2

Warranty Deed Statutory (ILLINOIS)

Above Space for Recorder's Use Only

THE GRANTOR, 909 VINE, LLC, an Illinois limited liability company, of 416 W. Higgins Rd., Park Ridge, Illinois 60068, 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 JOHN DAVID FOSTER and ANNA-LISA FOSTER, husband and wife, not as Joint Tenants, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, of 1012 S. Vine Ave., Park Ridge, Illinois 60068, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 22 IN BLOCK 1 IN PARK RIDGE MANOR, BEING ARTHUR DUNAS' SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, LYING NORTH OF THE CENTER LINE OF TALCOTT ROAD EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N. 09-35-417-003-0000
c/k/a: 909 S. Vine Ave, Park Ridge, Illinois 60068

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

DATED as of this 21st day of July, 2015.

909 VINE, LLC., an Illinois limited liability company

DICRISTOFANO DEVELOPMENT, INC.
an Illinois corporation

LEONARD DICRISTOFANO
its President

COYLE BROTHERS CONSTRUCTION CO.
an Illinois Corporation

PAT COYLE
its President

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SC
INT



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 40940

BOX 333-CT

UNOFFICIAL COPY

01:34:24 p.m. 07-10-2015 5

July 10, 2015 1:36PM

No. 3107 P. 5

State of Illinois }
 } SS
 County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT LEONARD DICRISTOFANO, President of DICRISTOFANO DEVELOPMENT, INC., an Illinois corporation and PAT COYLE, President of COYLE BROTHERS CONSTRUCTION CO., an Illinois corporation, Managers of 909 VINE, LLC, an Illinois limited liability company, 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 the said instrument pursuant to authority given by the Operating Agreement of said Company, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of July, 2015.

Stacey J. Miles
 NOTARY PUBLIC



This instrument was prepared by:
 John Mantas, Esq.
 Skoubis & Mantas, LLC
 1300 West Higgins Road
 Suite 209
 Park Ridge, Illinois 60068

REAL ESTATE TRANSFER TAX		22-Jul-2015
COUNTY:	ILLINOIS:	662.50
	ILLINOIS:	1,325.00
	TOTAL:	1,987.50
09-35-417-003-0000 20150701608292 1-011-033-560		

MAIL TO:

John H. Ciprian
8501 W. Higgins Rd. #440
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

David + Lisa Foster
909 S. Vine Ave.
Park Ridge, IL 60068