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103
WARRANTY DEED

Corporate/LLC Warranty Deed-Illinois



Doc#: 1527349041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/30/2015 11:09 AM Pg: 1 of 3

MAIL TO:

Joseph Mazza
900 S. Washington Ave
PARK Ridge, IL 60068

NAME & ADDRESS OF TAXPAYER:

Joseph Mazza
900 S. Washington Ave.
Park Ridge, IL 60068

THE GRANTOR(S) PRIVATE VENTURES, INC. an Illinois Corporation, in good standing, duly created, organized and existing under, and by virtue of the laws of the state of Illinois, having its principal office in the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and No/100's ----(\$10.00)----DOLLARS and other good and valuable considerations in hand paid.

Conveys and Warrants to: Joseph Mazza
816 S. Crescent Ave. Park Ridge, IL 60068

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

(See Attached)

Subject to: general real estate taxes which are due, owing and payable for 2015 general real estate taxes, which are not due and payable at time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to present usage of the premises; public and utility easements which serve the premises.

Permanent Index Number(s) 09-35-417-013-0000

Property Address: 900 S. Washington Ave. Park Ridge, IL 60068

PRECISION TITLE
21841

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DATED this 15th day of September, 2015

PRIVATE VENTURES, INC.

x _____ (SEAL) x _____ (SEAL)
 MICHAEL KEVORKIAN, President

REAL ESTATE TRANSFER TAX		17-Sep-2015
		COUNTY: 262.50
		ILLINOIS: 525.00
		TOTAL: 787.50
09-35-417-013-0000 20150901626469 1-235-472-256		

STATE OF ILLINOIS)
) SS)

COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HERBY CERTIFY THAT: Michael Kevorkian, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and in his capacity as an Authorized Officer of: **PRIVATE VENTURES, INC.** and delivered the said instrument as his 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 notarial seal, this 15th day of September, 2015.



 Notary Public

NAME AND ADDRESS OF PREPARER:

SCOTT B. FRIEDMAN, ESQ.
 1110 W. Lake Cook Rd. # 185
 Buffalo Grove, IL 60089
 (847) 850-5343



**CITY OF PARK RIDGE
 REAL ESTATE
 TRANSFER STAMP
 NO. 41144**

**** This conveyance must contain the name and address of the Grantee for tax billing purposes**

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LOT 1 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.

Property of Cook County Clerk's Office