

FIRST AMERICAN TITLE  
FILE # 2854688

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WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc# 1715301034 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/02/2017 10:08 AM PG: 1 OF 3

Preparer File: Randmarkridge  
FATIC No.: 2854688

THE GRANTOR(S) RICHARD J. RAND and DENISE M. RAND, husband and wife, of the Village of Park Ridge, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to MICHAEL V. PONZIO and KIMBERLY K. PODGORSKI, Husband and Wife, as tenants by the entirety, of 2004 N. 75TH CT., ELMWOOD PARK, IL 60707 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2016 and subsequent years

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 12-02-219-024-0000

Address(es) of Real Estate: 1512 S Brophy Ave  
Park Ridge, IL 60068

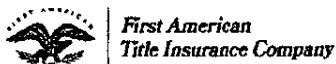
Dated this 09 day of MAY, 2017

\_\_\_\_\_  
RICHARD J. RAND  
  
\_\_\_\_\_  
DENISE M. RAND



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 43306

S Y  
P 3  
S A  
SC Y  
INT Y



REAL ESTATE TRANSFER TAX 30-May-2017



COUNTY: 240.00  
ILLINOIS: 480.00  
TOTAL: 720.00

12-02-219-024-0000 | 20170501655040 | 1-467-650-496

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STATE OF Florida, COUNTY OF Broward SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RICHARD J. RAND and DENISE M. RAND, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 9<sup>th</sup> day of May, 2017.

Notary Public



Ruben P. Sacks  
Commission # FF995227  
Expires: June 24, 2020  
Bonded thru Aaron Notary

Prepared by:  
Bonnie Bona  
33 W. Monroe St. Suite 1510  
Chicago, IL 60603

Mail to:  
Felicia M. DiGiovanni  
Spina, McGuire & Okal, P.C.  
7610 W. North Avenue  
Elmwood Park, IL 60707

Name and Address of Taxpayer:  
MICHAEL V. PONZIO and KIMBERLY K. PODGORSKI  
1512 S Brophy Ave  
Park Ridge, IL 60068

Property of Cook County Clerk's Office



First American  
Title Insurance Company

Warranty Deed - Individual

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**LOT 4 AND THE EAST HALF OF THE VACATED ALLEY ADJOINING SAID LOT 4 IN  
BLOCK 31 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTIONS 1 AND 2,  
TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.**

1512 South Brophy Avenue  
Park Ridge, IL 60068

PIN: 12-02-219-024-0000

Property of Cook County Clerk's Office