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Doc#: 2021721265 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/04/2020 03:17 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20200601604549
ST/CO Stamp 0-147-649-248 ST Tax \$1,200.00 CO Tax \$600.00

THE GRANTOR (NAME AND ADDRESS)

CFP Properties, LLC - Prairie, an Illinois
limited liability company
6625 N. Avondale
Chicago, IL 60631

Citywide Title Corporation
800 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

(The Above Space for Recorder's Use Only)

746471 1/3
THE GRANTOR CFP Properties, LLC - Prairie, an Illinois limited liability company, 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 James M. Lapetina and Kristen Lapetina, a married couple, of the City of Chicago, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

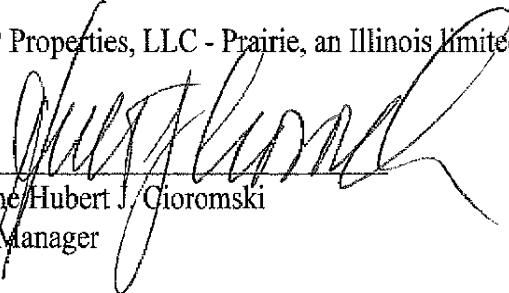
Permanent Index Number(s): 09-35-211-003-0000

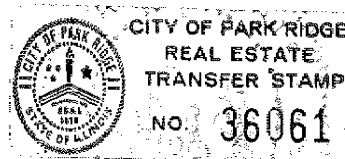
Property Address: 111 Prairie Avenue, Park Ridge, IL 60068

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; 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; and general real estate taxes not due and payable at the time of Closing.

Dated this 16 day of June, 2020.

CFP Properties, LLC - Prairie, an Illinois limited liability company

By: 
Name: Hubert J. Gioromski
Its: Manager



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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hubert Cioromski, Manager of CFP Properties, LLC - Prairie, an Illinois limited liability company personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 16 day of June, 2020.

Ruth A Bridgman
Notary Public



THIS INSTRUMENT PREPARED BY
Byrd & Cioromski, P.C.
2502 N. Clark Street, Suite 230
Chicago, IL 60618

MAIL TO:

Ronald Justin, Esq.
121 S. Wilke Road
Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO:

James M. Lapera
111 Prairie Avenue
Park Ridge, IL 60068

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EXHIBIT A LEGAL DESCRIPTION

THE NORTH HALF OF LOT 11, IN BLOCK 4, IN L. HODGE'S ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 35, SOUTH OF RAILROAD (EXCEPT 40 ACRES IN THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35), ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE 8.73 ACRES IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF PUBLIC ROAD, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office