

# UNOFFICIAL COPY

## WARRANTY DEED

Return to:  
Steve Patt, Ltd.  
Robbins, Salomon & Patt, Ltd.  
2222 Chestnut Avenue, Unit 101  
Glenview, Illinois 60026

Send tax bills to:  
Anthony J. LaPelusa and Diana  
LaPelusa, Trustees  
1842 ~~2872~~ DeCook Avenue  
Park Ridge, Illinois 60068

Doc# 2110512205 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/15/2021 12:32 PM Pg: 1 of 4

Dec ID 20210201634518  
ST/CO Stamp 0-897-952-784 ST Tax \$181.50 CO Tax \$90.75

THE GRANTOR, Andrew T. Mrowiec, as Successor Trustee of the Megan D. Mrowiec Revocable Trust dated August 19, 2016, of 600 Thames Parkway, #2D, Park Ridge, Illinois 60068, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to the GRANTEES, Anthony J. LaPelusa, as Trustee of the Anthony J. LaPelusa Self Declaration of Trust dated June 19, 1995, as to an undivided 50% interest, and Diana LaPelusa, as Trustee of the Diana LaPelusa Self-Declaration of Trust dated June 19, 1995, as to an undivided 50% interest, of 1842 DeCook Avenue, Park Ridge, Illinois 60068, the following described real estate:

UNIT NUMBER 3/2-"D" AND GARAGE UNIT NUMBER 3/"Z"-27, IN BRISTOL COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS 'PCL'):

### PARCEL 1:

ALL OF LOT 'A' IN SELLERGR EN'S BRISTOL COURT, BEING A SUBDIVISION OF PARTS OF LOT 8 AND 10 IN THE OWNER'S PARTITION OF LOTS 30, 31, 32 AND 33 IN THE COUNTY CLERK'S DIVISION OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1966 AS DOCUMENT NUMBER 19852990, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

ALL OF 1ST ADDITION TO SELLERGR EN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART THEREOF FALLING IN LOT 1 OF DECANINI RESUBDIVISION AS RECORDED ON NOVEMBER 7, 1963 AS DOCUMENT NUMBER 189649430) AND LOT 7, EXCEPT THE WEST 327.60 FEET THEREOF, IN OWNERS PARTITION OF LOTS 30, 31, 32 AND 33 OF COUNTY CLERK'S DIVISION OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22699774, AND AS AMENDED BY DOCUMENT NUMBER 24394152, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

216NW787105LP  
1023

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TAX ITEM NUMBER: 09-34-102-045-1074 and 09-34-102-045-1533

POST OFFICE ADDRESS: 600 Thames Parkway, #2D, Park Ridge, Illinois 60068

SUBJECT TO: 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;

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

TO HAVE AND TO HOLD said premises forever.

Property of Cook County Clerk's Office

[Signature(s) on next page]



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Date: 2/5/2021

Signed: Andrew T. Mrowiec

Andrew T. Mrowiec, as Successor Trustee of the Megan D. Mrowiec Revocable Trust dated August 19, 2016

STATE OF ILLINOIS )  
COUNTY OF Lake )

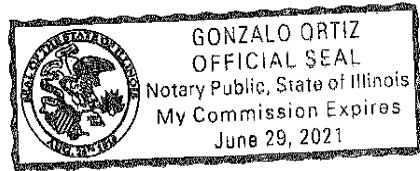
SS

5

The foregoing instrument was acknowledged before me on 2/5/2021 by Andrew T. Mrowiec, as Successor Trustee of the Megan D. Mrowiec Revocable Trust dated August 19, 2016.

[Signature]  
Notary Public

SEAL:



This WARRANTY DEED was prepared without opinion by:  
Matthew A. Quick, Attorney at Law  
Attorney Matthew Quick, P.C.  
900 North Shore Drive, Suite 166  
Lake Bluff, Illinois 60044  
P: 224.377.1700

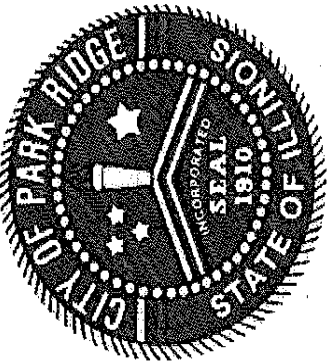
PROPERTY of COOK County Clerk's Office

ATM  
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# CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068  
p: (847) 318-5222 | [transferstamp@parkridge.us](mailto:transferstamp@parkridge.us) | [WWW.PARKRIDGE.US](http://WWW.PARKRIDGE.US)



Certificate # 21-000125

Pin(s)

09-34-102-045-1074

Address

600 THAMES PKWY UNIT #2D

*This certificate acts as a receipt that the above-mentioned party  
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$363.00

Date

02/10/2021

X *Andrea Lamberg*

Andrea Lamberg  
Finance Director