

UNOFFICIAL COPY

Doc#: 2111601226 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2021 09:35 AM Pg: 1 of 5

Dec ID 20210301673157

Prepared by and when
recorded return to:
Sheri E. Warsh, Esq.
Levenfeld Pearlstein, LLC
400 Skokie Blvd., Suite 800
Northbrook, IL 60062

Mail tax bill to:
Timothy and Keli Walbert
308 Courtland Avenue
Park Ridge, IL 60068

WARRANTY DEED

THE GRANTORS, Timothy Walbert and Keli Walbert, husband and wife, not as tenants in common, not as joint tenants with the right of survivorship but as tenants by the entirety, of 308 Courtland Avenue, Park Ridge, Illinois 60068, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Timothy P. Walbert, not individually but as Trustee of the Timothy P. Walbert Living Trust, dated September 22, 2005, of 308 Courtland Avenue, Park Ridge, Illinois 60068, and to Keli B. Walbert, not individually but as Trustee of the Keli B. Walbert Living Trust dated October 24, 2007, of 308 Courtland Avenue, Park Ridge, Illinois 60068, not as tenants-in-common 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 EXHIBIT "A"

Permanent Real Estate Index Number(s): 09-35-219-022-0000, 09-35-219-023-0000 & 09-35-219-024-0000

Address of Real Estate: 308 Courtland Avenue, Park Ridge, Illinois 60068

Subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record.

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

[Signatures to follow on next page]

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Dated this 5th day of March, 2021

Timothy Walbert
Timothy Walbert, Grantor

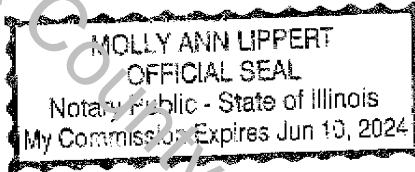
Keli Walbert
Keli Walbert, Grantor

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Timothy Walbert and Keli Walbert are personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of March, 2021.

Molly Ann Lippert
Notary Public



Tax-exempt under provisions of Section 31-45, paragraph (e) of the Illinois Recordation and Transfer Tax Act.

Timothy Walbert
Buyer, Seller or Agent

Dated this 5th day of March, 2021

TPJ KW

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EXHIBIT "A"

LOTS 1, 2 AND 3 IN THE FINAL PLAT OF ALBERT ND KNIELING'S RESUBDIVISION, BEING A RESUBDIVISION OF THE FOLLOWING DESCRIBED PARCEL: LOT 1, 2, 3, 4, 5 AND 6 IN BLOCK 1 IN DALE GUSTIN AND WALLACE ADDITION TO PARK RIDGE, PART OF THE NORTHEAST 1/4, OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 09-35-219-022-0000, 09-35-219-023-0000 & 09-35-219-024-0000

Address of Real Estate: 308 Courtland Avenue, Park Ridge, Illinois 60068

Property of Cook County Clerk's Office

TPW KW

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STATEMENT BY GRANTOR AND GRANTEE

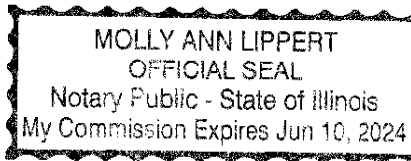
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated march 5th, 2021

Signature: *T. H. P. [Signature]*
Grantor or Agent

Subscribed and sworn to before me this 5 day of March, 2021.

Notary Public *Molly Ann Lippert*



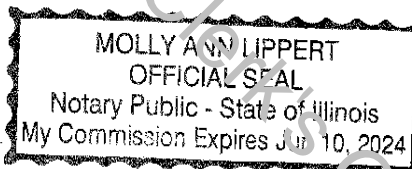
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated march 5th, 2021

Signature: *T. H. P. [Signature]*
Grantor or Agent

Subscribed and sworn to before me this 5 day of March, 2021.

Notary Public *Molly Ann Lippert*

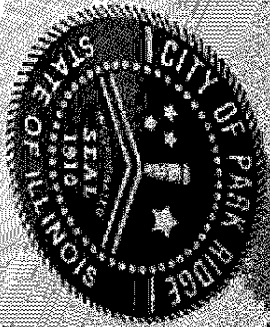


Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

TRP KW

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 But. 4th Fl., Park Ridge, Illinois 60068
P: (847) 318-5222 | transferstamp@partridge.us | www.parkridge.us

Certificate # 21-000352

Pin(s)

- 09-35-219-022-0000
- 09-35-219-023-0000
- 09-35-219-024-0000

Address

308 COURTLAND AVE

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

Property Transfer Tax

\$25.00

Date

04/15/2021

X *Andrea Lamberg*

Andrea Lamberg
Finance Director