

Saturn Title LLC
1030 W. Higgins Rd.
Suite 365
Park Ridge, IL 60068

2128694143

UNOFFICIAL COPY

Doc#. 2115546164 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/04/2021 12:02 PM Pg: 1 of 4

TRUSTEE' S DEED

Dec ID 20210501642444
ST/CO Stamp 0-939-342-096 ST Tax \$1,000.00 CO Tax \$500.00

THIS INDENTURE, made this 27th day of May, 2021 between Hugo K. Panarese Jr., as Successor Trustee under the provisions of the Elvira C. Panarese Trust dated July 22, 1992, Grantor, and

Winchester Investment Services LLC.,
an Illinois Limited Liability Company

Of: 809 Austin Avenue
Park Ridge, Illinois 60068

Grantee,

WITNESSES: The Grantor in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Successor Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and warranty unto the Grantees, in fee simple, the following described Real Estate situated in the County of Marshall, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

Subject to: (1) Real Estate for the year 2020 and subsequent years; (2) Covenants, conditions, restrictions and easements apparent or of record; and, (3) All applicable zoning laws and ordinances; (4) public and utility easements which serve the premises; (5) public roads and highways, if any; and (6) party wall rights and agreements, if any.

TO HAVE AND TO HOLD said premises.

Permanent Real Estate Tax Index Number: 09-26-318-051-0000 and
09-26-318-052-0000

Address of Real Estate: 1314-1318 W. Touhy Avenue, Park Ridge, Illinois 60068

DATED this 27th day of May, 2021.

Hugo K. Panarese Jr., as Successor Trustee under the provisions of the Elvira C. Panarese Declaration of Trust dated July 22, 1992

BY: Hugo K. Panarese Jr. - TRUSTEE
Hugo K. Panarese Jr., as Successor Trustee

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State of Illinois, County of Cook SS.))

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Hugo K. Panarese Jr., as Successor Trustee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Successor Trustee appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 27th day of May, 2021.



Maria Dematteo

NOTARY PUBLIC



This instrument was prepared by: William J. Gross
Prospect Law Group LLC
41 S. Prospect Ave. Suite #201
Park Ridge, Il. 60068

Send Subsequent Tax Bills to:

MAIL DEED TO:

Windsor Investment Services, Inc.
809 Anoka Ave
Park Ridge, IL 60068

Peter J. Felici
444 N. North Century # 340
Park Ridge, IL 60068

Prospect Law Group LLC
County Clerk's Office

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4

American Land Title Association

File Number : 2128694
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

EXHIBIT A

Legal:

LOTS 26 AND 27 IN BLOCK 10 IN IRA BROWN'S ADDITION TO PARK RIDGE, BEING ALL OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, IN COOK COUNTY, ILLINOIS.

Address: 1314-1318 W. Touhy Ave., Park Ridge, IL 60068

PIN #: 09-26-318-051-0000

PIN #: 09-26-318-052-0000

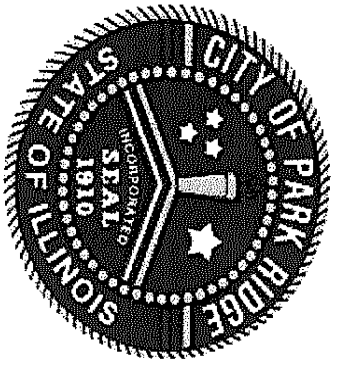
PIN #:

Township: Maine

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Fidelity National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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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 | www.parkridge.us


Certificate # 21-000530

<u>Pin(s)</u>	<u>Address</u>
09-26-318-051-0000	1318 W TOUHY AVE
09-26-318-052-0000	1314 W TOUHY AVE

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

<u>Property Transfer Tax</u>	<u>Date</u>
\$2,000.00	05/26/2021

Property of Cook County Clerk's Office

X 
Joseph C. Gilmore
City Manager