

# UNOFFICIAL COPY

Saturn Title LLC  
2128885

lot 2

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Doc# 2118133079 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/30/2021 10:20 AM Pg: 1 of 4

Dec ID 20210601654021

ST/CO Stamp 0-181-128-464 ST Tax \$1,225.00 CO Tax \$612.50

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S) Robert Brown and Aileen Brown, husband and wife of the City of Park Ridge, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Terrence O'Rourke and Joan O'Rourke, AS TRUSTEES OF THE O'ROURKE FAMILY of 1106 Cleveland, Park Ridge, IL 60068,

REVOCABLE TRUST DATED JANUARY 9, 2018

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 09-34-400-115-0000

Property Address: 915 S. Broadway Ave., Park Ridge, IL 60068

Dated 6-18, 2021.

  
Robert Brown

  
Aileen Brown

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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 Robert Brown and Aileen Brown personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 18<sup>th</sup> day of June, 2021.

Martin Duffy  
Notary Public

My commission expires: \_\_\_\_\_

**THIS DOCUMENT PREPARED BY:**  
Prospect Law Group LLC  
41 S. Prospect Ave Suite 201  
Park Ridge, IL 60068



**MAIL TAX BILL TO:**  
Terrence O'Rourke and Joan O'Rourke  
~~1106 Cleveland~~ 915 S. Broadway Ave  
Park Ridge, IL 60068

**MAIL RECORDED DEED TO:**  
Terrence O'Rourke and Joan O'Rourke  
~~1106 Cleveland~~ 915 S. Broadway Ave  
Park Ridge, IL 60068

Property of Cook County Clerk's Office

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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 # 21-000631

Pin(s)

09-34-400-115-0000

Address

915 S BROADWAY 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

\$2,450.00

Date

06/17/2021

X   
Joseph C. Gilmore  
City Manager

Property

County Clerk's

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## EXHIBIT A

### Legal:

**PARCEL 1: LOT 1 IN BROADWAY WOODS II RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BROADWAY WOODS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 13 IN COUNTY CLERK'S DIVISION IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

### PARCEL 2:

**EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT DATED JANUARY 22, 1952 AND RECORDED MAY 6, 1952 AS DOCUMENT 15335493 FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:**

**(STRIP A) THE NORTH 10 FEET (EXCEPT WEST 167.14 FEET THEREOF). OF THAT PART OF LOT 13 COUNTY CLERKS DIVISION, LYING SOUTH OF THE CENTER LINE OF ALBION AVENUE EXTENDED WEST (AS SAID AVENUE IS SHOWN ON PLAT OF FOREST ADDITION TO THE HULBERT DEVONSHIRE TERRACE, PER DOCUMENT 9192923) AND WEST OF A LINE PARALLEL WITH AND 1491.99 FEET WEST OF EAST LINE OF SOUTH EAST 1/4 OF SECTION 34, ALSO (STRIP B) THE WEST 7 FEET OF THAT PART OF LOT 13 IN COUNTY CLERKS DIVISION, LYING SOUTH OF THE CENTER LINE OF ALBION AVENUE EXTENDED WEST (AS PER AFORESAID SUBDIVISION) AND WEST OF A LINE PARALLEL WITH AND 1491.99 FEET WEST OF THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 34 (EXCEPT THE WEST 167.14 FEET THEREOF) AND (EXCEPT THAT PART FALLING IN PARCELS 1 AND 2 AND STRIP A) ALSO (STRIP C) THE EAST 13 FEET OF THE WEST 167.14 FEET OF THAT PART OF LOT 13 IN COUNTY CLERK'S DIVISION, LYING SOUTH OF THE CENTER LINE OF ALBION AVENUE EXTENDED WEST (AS PER AFORESAID SUBDIVISION) (EXCEPT THAT PART LYING SOUTH OF THE SOUTH LINE OF THE NORTH 220 FEET) IN COOK COUNTY, ILLINOIS.**

**Address: 915 S. Broadway Ave., Park Ridge, IL 60068**

**PIN #: 09-34-400-115-0000**

**PIN #:**

**PIN #:**

**Township: Maine**

*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).*