

UNOFFICIAL COPY

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

Doc#: 2121408206 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2021 12:17 PM Pg: 1 of 3

Dec ID 20210701603149
ST/CO Stamp 0-193-772-304 ST Tax \$365.00 CO Tax \$182.50

WARRANTY DEED

Buyers 8/18/21

Property of Cook County Clerk's Office

Kent Valenziano and Beth Valenziano, as Trustees of the Kent Valenziano Revocable Trust dated March 14, 2002 and Beth Valenziano and Kent Valenziano, as Trustees of the Beth Valenziano Revocable Trust dated March 14, 2002, 520 Country Lane, Glenview, IL 60025 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Ann C. Lysy and Christopher John Lysy, husband and wife, 6822 N. Greenview Ave., Unit 3, Chicago, IL 60626 ("Grantee")**, 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

Permanent Real Estate Index Number: 11-18-111-026-1011, 11-18-111-026-1047

Address of Real Estate: 1834 Ridge Ave., Unit 111 & P9, Evanston, IL 60201

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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX

30-Jul-2021



COUNTY:	182.50
ILLINOIS:	365.00
TOTAL:	547.50

11-18-111-026-1011

| 20210701603149 | 0-193-772-304

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Dated: 7/13, 2021

[Signature]

Kent Valenziano as Trustee of the Kent Valenziano Revocable Trust dated March 14, 2002 and as Trustee of the Beth Valenziano Revocable Trust dated March 14, 2002

[Signature]

Beth Valenziano, as Trustee of the Kent Valenziano Revocable Trust dated March 14, 2002 and as Trustee of the Beth Valenziano Revocable Trust dated March 14, 2002

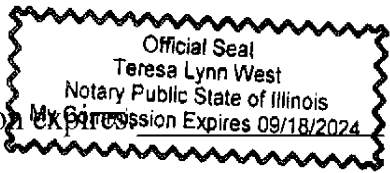
STATE OF IL
COUNTY OF COOK

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Kent Valenziano and Beth Valenziano, as Trustees of the Kent Valenziano Revocable Trust dated March 14, 2002 and Beth Valenziano and Kent Valenziano, as Trustees of the Beth Valenziano Revocable Trust dated March 14, 2002** are personally known to me to be the same persons whose names are subscribed to the foregoing 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 under this seal this 13th day of July, 2021

[Signature]
Notary Public



Commission Expires

0036355

Prepared By:
Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX
DATE: PAID JUL 14 2021

AMOUNT: \$1825.00 Agent: LB

Return to after recording and
Name and Address of Taxpayer:
Ann C. Lysy and Christopher John Lysy
1834 Ridge Ave.
Unit 111 & P9
Evanston, IL 60201

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BW21058018

Exhibit A

UNIT 111 AND PARKING UNIT P-9 IN GARDEN RIDGE LOFTS AND TOWNHOMES CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF CERTAIN PARCELS OF REAL ESTATE LOCATED IN THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 22, 2000 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT 00365644, TOGETHER WITH AN APPURTENANT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 11-18-111-026-1011 - Unit 111, 11-18-111-026-1047 - P-9

For Informational Purposes only: 1834 Ridge Avenue, Unit 111, Evanston, IL 60201

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