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Doc#: 2123234125 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/20/2021 02:03 PM Pg: 1 of 6

Dec ID 20210801640454
ST/CO Stamp 0-153-257-744 ST Tax \$8.00 CO Tax \$4.00

21189902-1/RTC

Commitment Number: 27199499

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

Mail Tax Statements To: LAURA ESTRELLA HERRERA-SEXTON: 2719 HABBERTON
AVE., PARK RIDGE, IL 60068

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
09-22-310-001-0000 & 09-22-310-002-0000

QUITCLAIM DEED

LAURA HERRERA-SEXTON A/K/A LAURA ESTRELLA HERRERA-SEXTON, unmarried, whose mailing address is 2719 HABBERTON AVE., PARK RIDGE, IL 60068, and MICHAEL W. SEXTON, unmarried, whose mailing address is 5431 N East River Rd. Apt. 115 Chicago, IL 60656, a formerly married couple who are now divorced pursuant to the Judgment for Dissolution of Marriage filed in Cook County, Illinois in Case No. 18 D 219 on August 15, 2019, hereinafter grantors, for \$8,000.00 (Eight Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to LAURA ESTRELLA HERRERA-SEXTON, unmarried, hereinafter grantee, whose tax mailing address is 2719 HABBERTON AVE., PARK RIDGE, IL 60068, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 80 AND 81 IN PETER M. HOFFMAN'S GREATER PARK RIDGE SUBDIVISION IN THAT PART OF THE SOUTHEAST 1/4 OF SECTION 21, AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, LYING NORTH OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY

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COMPANY, IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1924, AS DOCUMENT NUMBER 8564763.

Property Address is: 2719 HABBERTON AVE., PARK RIDGE, IL 60068

Prior instrument reference: 1136313027

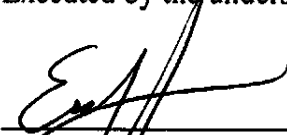
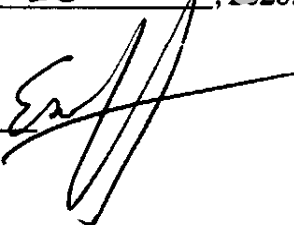
Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

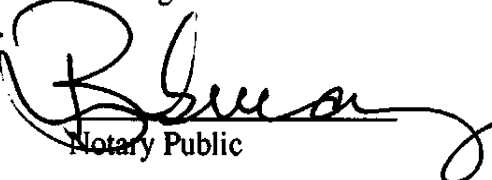
Executed by the undersigned on July 23, 2020:

 A/K/A 
LAURA HERRERA-SEXTON
A/K/A LAURA ESTRELLA
HERRERA-SEXTON

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on July 23, 2020 by **LAURA HERRERA-SEXTON A/K/A LAURA ESTRELLA HERRERA-SEXTON** who is personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.




Notary Public

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Michael W. Sexton
MICHAEL W. SEXTON

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on July 23, 2020 by **MICHAEL W. SEXTON** who is personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Rebecca Kennedy
Notary Public



Property of Cook County Clerk's Office

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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 land trust is either a natural person, and 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 July 23, 2020

Michael W. Sexton
Signature of Grantor or Agent

[Signature] AKA [Signature]

Subscribed and sworn to before
Me by the said Michael W. Sexton & Laura Herrera
this 23 day of July, 2020. Sexton AKA Laura
2020 Estrella Herrera-Sexton



NOTARY PUBLIC [Signature]

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 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.

Date July 23, 2020

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Laura Estrella Herrera Sexton
This 23 day of July, 2020.
2020.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A

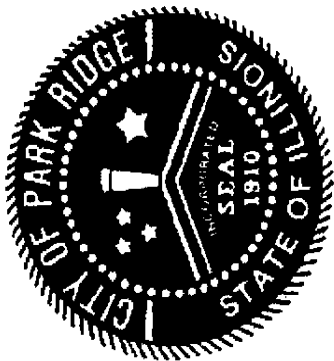
LOT 80 AND 81 IN PETER M. HOFFMAN'S GREATER PARK RIDGE SUBDIVISION IN THAT PART OF THE SOUTHEAST 1/4 OF SECTION 21, AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, LYING NORTH OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 1924, AS DOCUMENT NUMBER 8564763.

P.I.N. (S): 09-22-310-001-0000 & 09-22-310-002-0000

ADDRESS(ES): 2729 HABBERTON AVENUE, PARK RIDGE, IL 60068

PIN: 09223100010000 and 09223100020000

Property of Cook County Clerk's Office



CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

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

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Certificate # 21-000442

Pin(s)

09-22-310-001-0000
09-22-310-002-0000

Address

2719 HABBERTON 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

05/10/2021

X

Joseph C. Gilmore
City Manager