

1 of 1
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WARRANTY DEED

Doc# 2123808009 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/26/2021 09:12 AM Pg: 1 of 3

Dec ID 20210701699391
ST/CO Stamp 0-795-227-920 ST Tax \$591.50 CO Tax \$295.75

THE GRANTORS

married to
~~Steven Krull, a divorced man~~
~~since remarried,~~ *Robin Krull*
20 S. Fairview Ave., Unit 2S
Park Ridge, IL 60068

of the City of Park Ridge, the County of Cook for and in consideration of TEN DOLLARS (\$10.00) in hand paid, does hereby CONVEY AND WARRANT to **THE GRANTEEES:**

Dennis J. Cronin
Elizabeth Rose

This is not homestead property as to Robin Krull

not in joint tenancy, but as TENANTS IN COMMON, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2020 and subsequent years which are not yet due and payable; building setback lines, if any; easements for public utilities, if any; terms, covenants, conditions, and restrictions of record, if any.

Property Index Number (PIN): **09-35-202-071-1001**
Address of Real Estate: **20 S. Fairview Ave., 2S, Park Ridge, IL 60068**

DATED this 22 day of July, 2021.

S. Krull (SEAL) _____ (SEAL)
Steven Krull

(SEAL) _____ (SEAL)

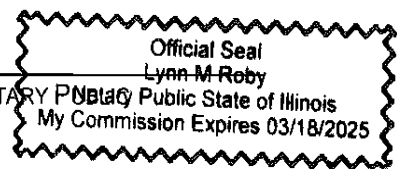
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, DO HEREBY CERTIFY that *Steven Krull, a divorced man, since remarried*, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of July, 2021.

Commission expires 3/18/25

Lynn M. Roby



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Legal Description

of premises commonly known as **20 S. Fairview Ave., 2S, Park Ridge, IL 60068**

PARCEL 1: UNIT 2S IN THE FAIRVIEW STATION SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 18, IN BLOCK 5, IN L. HODGES ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1619034038; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS. EXCEPTING THEREFROM COMMERCIAL PROPERTY DESCRIBED AS FOLLOWS: PARCEL 1 (COMMERCIAL SPACE): THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +648.47 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +659.27 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 1.34 FEET SOUTHWESTERLY AND 8.07 FEET NORTHWESTERLY OF THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTHWESTERLY, A DISTANCE OF 41.38 FEET, THENCE NORTHWESTERLY, A DISTANCE OF 5.50 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 1.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 10.69 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 2.46 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 5.66 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 2.50 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 6.00 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 13.93 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 17.36 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 9.05 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 11.50 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 19.38 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 24.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL 2 (COMMERCIAL PARKING UNITS P-7 TO P-10): THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +647.44 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +655.44 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 2.60 FEET SOUTHEASTERLY AND 7.08 FEET NORTHEASTERLY OF THE NORTHWEST CORNER OF SAID LOT 18; THENCE NORTHEASTERLY, A DISTANCE OF 33.00 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 17.71 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 6.50 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 8.50 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 17.50 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 8.50 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 9.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 17.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 1619034037, IN COOK COUNTY, ILLINOIS.

MAIL TO:

Michael Pinsof
Attorney at Law
191 Waukegan Rd., Ste 305
Northfield, IL 60093

SEND SUBSEQUENT TAX BILLS TO:

Dennis J. Cronin and Elizabeth Rose
20 S. Fairview Ave., 2S
Park Ridge, IL 60068

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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 # 21-000834

Pin(s)
09-35-202-031-1001

Address
20 S FAIRVIEW AVE UNIT 2S

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

Property Transfer Tax Date
\$1,182.50 07/28/2021

Property of Cook County Clerk's Office

X
Joseph C. Gilmore
City Manager

[Handwritten Signature]