

UNOFFICIAL COPY

Doc# 2130008163 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/27/2021 03:18 PM Pg: 1 of 4

Dec ID 20211001609924
ST/CO Stamp 1-955-062-928 ST Tax \$819.00 CO Tax \$409.50

WARRANTY DEED

1013 2130149

AFTER RECORDING, MAIL TO:

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

THE GRANTOR(S) YURIY SHVETS AND OKSANA SHVETS HUSBAND AND WIFE of the City of Park Ridge, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Nicholas Garcia and Ashley Millard Garcia, of 1410 N Broadway Ave., Marshfield, WI 54449 as

STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)

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 TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 09-15-405-007-0000 and 09-15-405-023-0000
Common Address: 1650 Davis St., Park Ridge, IL 60068

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DATED this 22nd day of Oct, 2021

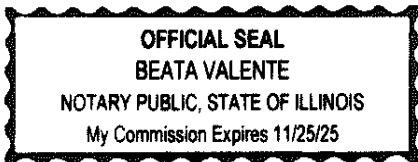
[Signature]
YURIY SHVETS

[Signature]
OKSANA SHVETS

State of Illinois)
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that YURIY SHVETS AND OKSANA SHVETS, known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

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



[Signature]
NOTARY PUBLIC

DEED PREPARED BY:

Beata Valente
Law Offices of Beata Valente, LLC
5911 W. Higgins Ave
Chicago, IL 60630

MAIL DEED TO:

Nicholas Garcia and
Ashley Millard - Garcia
1650 Davis ST.
Park Ridge, IL 60068

SEND TAX BILL TO:

Nicholas Garcia and
Ashley Millard - Garcia
1650 Davis ST.
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 # 21-001171

Pin(s)

09-15-405-007-0000

09-15-405-023-0000

Address

1650 DAVIS ST

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

Property Transfer Tax

\$1,638.00

Date

10/21/2021

Property of Cook County Clerk's Office

X
Joseph C. Gilmore
City Manager

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EXHIBIT A

Legal:

LOT 35 AND THE SOUTH 10 FEET OF LOT 34 IN BALLARD GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 1650 Davis St., Park Ridge, IL 60068

PIN #: 09-15-405-007-0000

PIN #: 09-15-405-023-0000

PIN #:

Township: Maine

This page is only a part of a 2016 ALTA® Commitment for Title Insurance(issued by Old Republic 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).