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16222056

GENERAL WARRANTY DEED

Doc#: 2130955062 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/05/2021 03:52 PM Pg: 1 of 5

Dec ID 20211001601843
ST/CO Stamp 1-162-103-952 ST Tax \$230.00 CO Tax \$115.00

Christopher E. Belsan, single,
and not a party to an Illinois civil
union, 330 Higgins Road, Unit B,
Park Ridge, IL 60068 ("Grantor"),
for good and valuable consideration
in hand paid, CONVEYS AND
WARRANTS to:

Dorela Skenderaj, a married woman,
of 2650 Countryside Blvd Apt E1, Clearwater, FL 33761
the following described Real Estate situated in the County of Cook, State of Illinois:

See Attached Legal Description

Property Address: 330 Higgins Road, Unit B, Park Ridge, IL 60068
Permanent Index Number: 12-02-410-040-0000

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.

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

IN WITNESS WHEREOF, the undersigned has executed this General Warranty Deed on
October 29, 2021.

USI

x Chris Belsan
Christopher E. Belsan

REAL ESTATE TRANSFER TAX

04-Nov-2021



COUNTY:	115.00
ILLINOIS:	230.00
TOTAL:	345.00

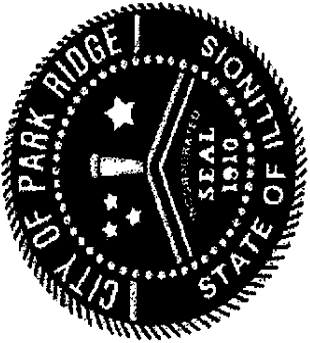
12-02-410-040-0000

| 20211001601843 | 1-162-103-952

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The South 20 feet of that part lying North of a line drawn from a point on the East line 32.40 feet North of the Southeast corner thereof to a point on the West line 22.90 feet North of the Southwest corner thereof, together with that part described as beginning at a point in the Northerly line, 18.63 feet Easterly of the Northwest corner; thence Easterly on said Northerly line 10.17 feet; thence Southerly 26.0 feet to a point on a line 26.0 feet Southerly of and parallel with the Northerly line 24.10 feet Easterly of the West Line; thence Westerly on said parallel line 10.17 feet; thence Northerly 26.0 feet to the point of beginning of a tract described as that part of Lots 8 and 9 lying East of a straight line drawn from a point on the Southerly line of Lot 8, 7.08 feet Easterly of the Southwesterly corner of said Lot 8 to a point on the Northerly line of Lot 9, 15.42 feet Westerly of the Northeasterly corner of said Lot 9 in Block 8 in Kinseys Park Ridge Subdivision of part of Section 1 and Section 2, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

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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 # 21-001207

Pin(s)

12-02-410-040-0000

Address

330 HIGGINS RD UNIT B

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

Property Transfer Tax

\$460.00

Date

11/01/2021

X

Joseph C. Gilmore
City Manager

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AFFIDAVIT OF METES AND BOUNDS

I, Christopher E. Belsan being duly sworn on oath, states that Affiant resides at 330 Higgins Road #B, Park Ridge, IL 60068, and has personal knowledge of the facts recited herein. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

The division of subdivision is of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.

The division is of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.

The sale or exchange is of parcels of land between owners of adjoining and contiguous land. The conveyance of parcels is of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.

The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

The conveyance is made to correct descriptions in prior conveyances.

The sale or exchange is of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

The sale is of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

This conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CHECKED.

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Christopher E. Belsan
Notary Public

SUBSCRIBED AND SWORN TO BEFORE ME

this 3rd day of November, 2021.

Angelika Antonczyk
AFFIANT
Notary Public

