

UNOFFICIAL COPY

Doc#: 2131346353 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2021 02:11 PM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
ESTATE

Dec ID 20211001603627
ST/CO Stamp 1-490-562-192 ST Tax \$425.00 CO Tax \$212.50

FIRST AMERICAN TITLE
FILE # AF1014435

FATIC No.: AF1014435

DANIEL WATSON, independent executor of the Estate of John C. Watson, deceased, as Grantor, and Sharon A. Weiler and Steven C. Greb as Grantee(s)

WHEREAS, John C. Watson, ("Decedent") resided in the City of Park Ridge, County of Cook, State of Illinois and died on April 11, 2021 and that thereafter proceedings were instituted in the of Circuit Court of Cook County, Illinois, as Case No. 2021 P 003648 to probate the estate of said Decedent and on June 3, 2021, Grantor was duly appointed and qualified as the independent executor of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and

NOW THEREFORE, in consideration of the sum of \$425,000.00 in full purchase price, and other valuable consideration, the receipt of which is hereby acknowledged, the independent executor of the said estate does hereby CONVEY(S) and WARRANT(S) to Sharon A. Weiler and Steven C. Greb, husband and wife, as tenants by the entirety and not as joint tenants or as tenants in common, of 3142 Rhodes Avenue, Melrose Park, Illinois 60164, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

This is NOT homestead property

SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2021 and subsequent years

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

Permanent Real Estate Index Number(s): 09-27-115-036-0000

Address(es) of Real Estate: 816 Parkwood Avenue
Park Ridge, Illinois 60068

Dated this 13th day of OCTOBER, 2021

By: [Signature]

DANIEL WATSON, As Independent Executor
of the Estate of John C. Watson



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STATE OF ILLINOIS, COUNTY OF

Kane

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, DANIEL WATSON, independent executor of the Estate of John C. Watson, personally known to me to be the same person(s) 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

Given under my hand and official seal this 13 day of October, 2021.

Sara Bles-Janusz
Notary Public

Prepared by:
Joyce Ford Gradel, PC
915 S. Oak Park Ave
Oak Park, IL 60304

Mail to:
Attorney Beth Wade
1500 Hicks Suite 400
Rolling Meadows, IL 60008

Name and Address of Taxpayer:
Steven Greb
816 Parkwood Avenue
Park Ridge, IL 60068



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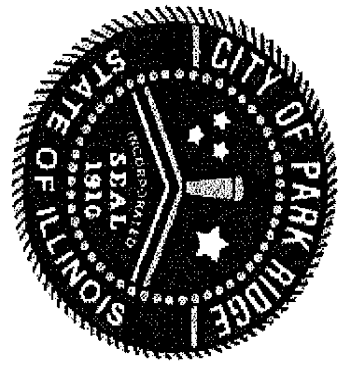
Exhibit "A" – Legal Description

LOT 2 IN H. L. KLUG SUBDIVISION OF THE WEST HALF OF THE NORTH ONE ACRE OF THE SOUTH SIX ACRES OF THE FOLLOWING DESCRIBED LAND, TO-WIT: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NORTHWESTERN RAILWAY, TOGETHER WITH THE EAST 9.971 CHAINS OF THE NORTH 1.26 CHAINS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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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 # 21-001225

Pin(s)

09-27-115-036-0000

Address

816 PARKWOOD 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

\$850.00

Date

11/03/2021

Property of Cook County Clerk's Office

X

Joseph C. Gilmore
City Manager