

# UNOFFICIAL COPY



\*2203257031D\*

## Trustee's Deed

Doc# 2203257031 Fee \$88.00

ILLINOIS

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2022 12:47 PM PG: 1 OF 3

HLIL  
21-265  
12

Above Space for Recorder's Use Only

The Grantor(s), ANNA MARIA BONADONNA A/K/A ANNA MARIE BONADONNA AND PHILIP GERARD GRANDINETTI, AS CO-TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT ENTITLED THE BONAGRANDE JOINT TRUST, DATED SEPTEMBER 1, 2014 of the City of Park Ridge, County of Cook, State of Illinois, CONVEY(S) and WARRANT(S) to Grantee(s), SCOTT O'DONNELL AND KATHRYN O'BRIEN, TRUSTEES OF SCOTT O'DONNELL, TRUSTEE OF THE SCOTT O'DONNELL TRUST DATED DECEMBER 16, 2015 AND KATHRYN O'BRIEN, TRUSTEE OF THE KATHRYN O'BRIEN TRUST DATED DECEMBER 16, 2015, WITNESSES: The Grantor(s) in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby CONVEYS and WARRANTS unto the Grantee(s) in fee simple the following described real estate, situated in the County of Cook, in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)* together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

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

Permanent Real Estate Index Number(s): 09-22-116-015-0000  
Address of Real Estate: 1452 North Dee Road, Park Ridge, IL 60068

The date of this deed of conveyance is 1/31, 2022.

\_\_\_\_\_  
Anna Maria Bonadonna, Co-Trustee as aforesaid

\_\_\_\_\_  
Philip Gerard Grandinetti, Co-Trustee as aforesaid

### REAL ESTATE TRANSFER TAX

01-Feb-2022



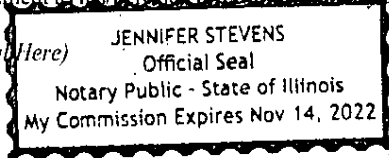
COUNTY: 496.25  
ILLINOIS: 992.50  
TOTAL: 1,488.75

09-22-116-015-0000 | 2022010160395 | 1-592-791-440

State of Illinois, County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANNA MARIA BONADONNA AND PHILIP GERARD GRANDINETTI, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she/(they) signed, sealed and delivered the said instrument as his/her/(their) free and voluntary act, as such trustee, for the uses and purposes therein set forth.

(Impress Seal Here)



Given under my hand and official seal 1/31 2022.

(My Commission Expires 11/14/22)

\_\_\_\_\_  
NOTARY PUBLIC

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as:

1452 NORTH DEE ROAD, PARK RIDGE, IL 60068

Legal Description:

LOT 49 IN SMITH AND HILL'S PARK RIDGE MANOR UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY COOK COUNTY, ILLINOIS.

Property

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Clerk's Office

<p>This instrument was prepared by:</p> <p>Daniel F. Stern, Esq. 200 S. Wacker Dr., Ste. 625 Chicago, IL 60606</p>	<p>Send subsequent tax bills to:</p> <p>Scott O'Donnell and Kathryn O'Brien 1452 N. Dec Rd. Park Ridge, IL 60068</p>	<p>Recorder-mail recorded document to:</p> <p><u>Joseph Lazara Atty</u> <u>7246 W. Touhy</u> <u>Chicago, IL 60631</u></p>
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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](mailto:transferstamp@parkridge.us) | [www.parkridge.us](http://www.parkridge.us)

Certificate # 22-000081

Pin(s)

09-22-116-015-0000

Address

1452 N DEE RD

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

Property Transfer Tax

\$1,985.00

Date

01/28/2022

Property of Cook County Clerk's Office

X

Joseph C. Gilmore  
City Manager