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Doc#: 2207549196 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2022 02:20 PM Pg: 1 of 6

AFTER RECORDING RETURN TO:

Vylla Title, LLC
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 1.0
Plano, TX 75024
File No. 101-10315773

Dec ID 20220301641422

MAIL TAX STATEMENTS TO:

Sharon Hart-Braun
800 Florence Drive
Park Ridge, IL 60068

Name & Address of Preparer:

Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 09-27-111-026-000

QUIT CLAIM DEED

THIS DEED made and entered into on this 17 day of May, 2021, by and between **Sharon Hart-Braun, a single person who acquired title as a married woman**, a mailing address of 800 Florence Drive, Park Ridge, IL 60068, hereinafter referred to as Grantor(s) and **Sharon Hart-Braun, a single person**, a mailing address of 800 Florence Drive, Park Ridge, IL 60068, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 800 Florence Drive, Park Ridge, IL 60068

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

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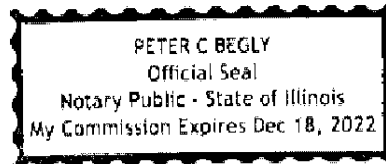
"Exempt under provisions of Paragraph e"
Section 31-45: Real Estate Transfer Tax Act

May 17, 2021
Date

[Signature]
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this _____ day
of May 17, 2021.

[Signature]
Sharon Hart-Braun



STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Sharon Hart-Braun is/are 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 he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 17 day of May, 2021

[Signature]
Notary Public
My commission expires: 12/18/2022

No title exam performed by the preparer. Legal description and party's names provided by the party.

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EXHIBIT A
LEGAL DESCRIPTION

The following described real estate situated in the County of Cook, State of Illinois, to wit:

Lot 21 in Oakton Manor Fifth Addition, a subdivision of the East 10 acres of lot 3 in Owner's Partition of the West 1/2 of the Northwest 1/4 of section 27, township 41 North, range 12, East of the Third Principal Meridian, in Cook County, Illinois

Parcel ID: 09-27-111-026-000

PROPERTY COMMONLY KNOWN AS: 800 Florence Drive, Park Ridge, IL 60068

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 17, 2021

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Sharon Hart-Brown this
17 day of May, 2021

[Signature]
Notary Public
My commission expires: 12/18/2022



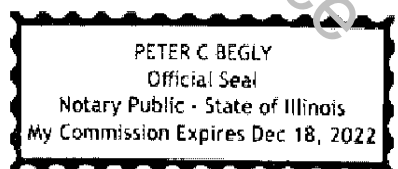
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 17, 2021

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Sharon Hart-Brown this
17 day of May, 2021

[Signature]
Notary Public
My commission expires: 12/18/2022



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

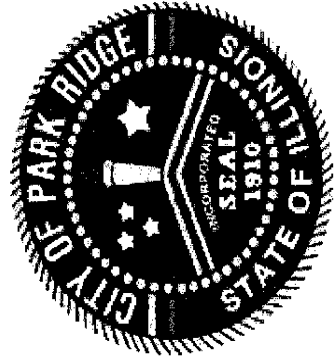
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EXHIBIT "A"

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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 # 22-000222

Pin(s)

09-27-111-026-0000

Address

800 FLORENCE DR

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

Property Transfer Tax

\$25.00

Date

03/09/2022

X 

Joseph C. Gilmore
City Manager

Park's Office