

UNOFFICIAL COPY

Doc#: 2214707276 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/27/2022 09:52 AM Pg: 1 of 3

WARRANTY DEED Illinois Statutory

Mail to:
Andrew Curto
Ashley Curto
1402 S Vine Ave
Park Ridge, Il. 60068

Dec ID 20220501610163
ST/CO Stamp 1-508-728-720 ST Tax \$1,370.00 CO Tax \$685.00

Name & Address of Taxpayer:
Andrew Curto
Ashley Curto
1402 S Vine Ave
Park Ridge, il. 60068

RECORDER'S STAMP

The GRANTOR(S) **EM2 Properties, LLC an Illinois Limited Liability Company**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Andrew Curto and Ashley Curto, husband and wife of 39 Morris Street Park Ridge, Il. 60068 as Tenants by the Entirety** all interest in the following described land in the County of **Cook**, State of **Illinois**; to wit:

PARCEL 1:

LOT 3 IN BLOCK 4 IN KINSEY'S TALCOTT ROAD SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 3 IN BLOCK 4 IN KINSEY'S TALCOTT ROAD SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to:

1. All general real estate taxes not yet due and payable at the time of closing.
2. Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY

PIN: **12-02-216-014-0000**

Property Address: **1402 S Vine Ave Park Ridge, Il. 60068**

Dated May 13, 2022



EM2 Properties, LLC

(seal)

(seal)

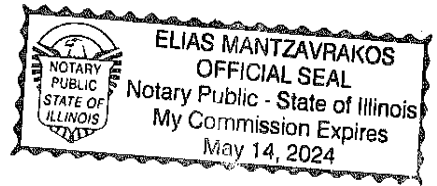
226NW162384PL 1/2 ADP

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STATE OF ILLINOIS }
 } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Marion Kowal in his capacity as managing member of EM2 Properties, LLC** personally know 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 the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, May 13, 2022



WITNESS my hand and official seal.

Signature Elias Mantzavrakos

My Commission Expires May 14, 2024

(Seal)

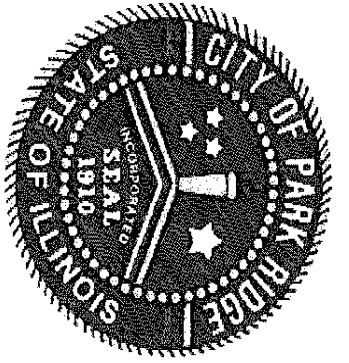
Prepared by:

Elias Mantzavrakos, Esq
1699 Wall St. Suite 420
Mount Prospect, IL 60056

County - Illinois Transfer Stamps Exempt under provisions of paragraph _____ Section 31-45, Real Estate Transfer Tax Law Date: _____ _____ Buyer, Seller or Representative
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**This conveyance must contain the name and address of Grantee for tax billing purposes: Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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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 # 22-000499

Pin(s) 12-02-216-014-0000
Address 1402 VINE 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 \$2,740.00
Date 05/13/2022

Property of Cook County Clerk's Office

X

Joseph C. Gillmore
City Manager