

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
ESTATE

Doc#: 2214739151 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/27/2022 12:22 PM Pg: 1 of 4

Dec ID 20220501625363
ST/CO Stamp 0-235-798-608 ST Tax \$95.00 CO Tax \$47.50

FIRST AMERICAN TITLE
FILE # AF1024576

Preparer File: DeLaPasqua
FATIC No.: AF1024576

VICTOR ROBERT DELAPASQUA, Independent Executor, of the Estate of ESTATE OF LOUIS FRANCIS DELAPASQUA, deceased, ("Executor"), as Grantor, and CAROL ZATOR^A and KEVIN ZATOR^M as Grantee(s)

WHEREAS, LOUIS FRANCIS DELAPASQUA, ("Decedent") resided in the City of Park Ridge, County of Cook, State of IL and died Testate on 12/22/2021 and that thereafter proceedings were instituted in the CIRCUIT COURT OF COOK COUNTY of Cook County, Illinois, as Case No. 2022 P 000739, to probate the estate of said Decedent and on 04/04/2022, Grantor was duly appointed and qualified as the 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 \$95,000.00 in full purchase price, and other valuable consideration, the receipt of which is hereby acknowledged, the Executor of the said estate does hereby CONVEY(S) and WARRANT(S) to CAROL ZATOR^A and KEVIN ZATOR^M, as joint tenants with right of survivorship, of 8341 W. BALMORAL CHICAGO, IL 60656 of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: ^A ^M

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

* CAROL A ZATOR, A MARRIED WOMAN and KEVIN M. ZATOR, A MARRIED MAN

SUBJECT TO: Covenants, conditions and restrictions of record; Public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2021 and subsequent years

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

Permanent Real Estate Index Number(s): 12-02-300-117-1020

Address(es) of Real Estate: 1017 Peterson Ave B4
Park Ridge, Illinois 60068

Dated this 26 day of MAY, 2022

By: [Signature]
VICTOR ROBERT DELAPASQUA
As Independent Executor
Of the estate of ESTATE OF LOUIS FRANCIS DELAPASQUA

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT VICTOR ROBERT DELAPASQUA, Independent Executor of ESTATE OF LOUIS FRANCIS DELAPASQUA, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal this 26th day of May, 2022.



Katherine Pericht
Notary Public

Prepared by:
Bonnie Bona
33 W. Monroe St. Suite 1510
Chicago, IL 60603

Mail to:
Bonnie J. Bona
33 W. MONROE STREET SUITE 1510
CHICAGO, IL 60603

Name and Address of Taxpayer:
CAROL ZATOR
1017 Peterson Ave B4
Park Ridge, IL 60068

Property of Cook County Clerk's Office



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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 1017B4 IN THE PETERSON COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN DANIEL ROMAN'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION TWO (2), TOWNSHIP FORTY (40) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25054915 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

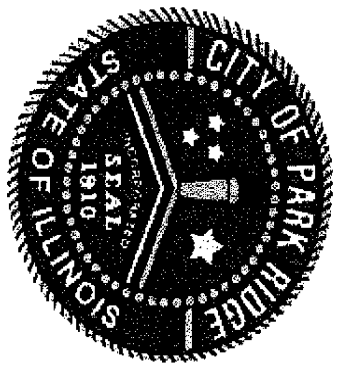
PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA B4E AND PARKING SPACE 14, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT NUMBER 25054915 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 # 22-000547

Pin(s)

12-02-300-117-1020

Address

1017 PETERSON AVE UNIT B4

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

Property Transfer Tax

\$190.00

Date

05/26/2022

Property of Cook County Clerk's Office

X
Joseph C. Gilmore
City Manager