

UNOFFICIAL COPY

Doc#. 2222242085 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2022 12:24 PM Pg: 1 of 4

This instrument prepared by:
Jill Beda Daniels
Jill Daniels LLC
29 S. Brainard Avenue
La Grange, Illinois 60525

Dec ID 20220701682078
ST/CO Stamp 0-607-142-480 ST Tax \$435.00 CO Tax \$217.50

LN 22026317 2022

Same
MAIL TAX BILL TO:
Amanda Napravnik
1711 Park Ridge Pt.
Park Ridge, IL 60068

MAIL RECORDED DEED TO:
James Antonopoulos
5045 N Harlem Avenue
Chicago, IL 60656

WARRANTY DEED Statutory (Illinois)

The Grantor, Patrick Flaherty, as Independent Administrator of the Estate of **Maureen Susan Flaherty, Deceased** for and in consideration of Four Hundred Thirty Five Thousand Dollars and no/100 (\$435,000.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to **Amanda Napravnik** (hereinafter "Grantee"), single person

of 1711 Park Ridge Pt.
Park Ridge, IL 60068

all right, title and interest in the following described real estate situated in County of Cook, State of Illinois, to wit:

See Attached Legal Description, Exhibit A

COMMONLY KNOWN AS: 1711 Park Ridge Pt., Park Ridge, IL 60068
PIN: 09-21-202-073-1017

SUBJECT TO: General real estate taxes for 2021 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements. Sellers hereby release and waive all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

REAL ESTATE TRANSFER TAX

03-Aug-2022



COUNTY:	217.50
ILLINOIS:	435.00
TOTAL:	652.50

09-21-202-073-1017

| 20220701682078 | 0-607-142-480

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IN WITNESS WHEREOF, this deed was executed by the undersigned on the 12 day of July, 2022.

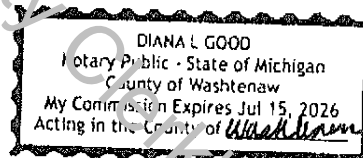
Patrick Flaherty
Patrick Flaherty, as Independent
Administrator

STATE OF Michigan
COUNTY OF Washtenaw

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Patrick Flaherty** personally known to me to be the same person 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 12 day of July, 2022.

Diana L. Good
Notary Public



LN22026317

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Exhibit A

PARCEL ONE:

UNIT NO. 1711 BEING A PART OF CERTAIN LOTS IN PARK RIDGE POINTE, RECORDED APRIL 30, 1997 AS DOCUMENT 97303969 BEING A RESUBDIVISION OF PARK RIDGE OFFICE CAMPUS AS RECORDED JANUARY 27, 1993 AS DOCUMENT NUMBER 93070777, BEING A RESUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SAID UNIT IS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR VILLAS OF PARK RIDGE POINTE CONDOMINIUMS RECORDED MAY 28, 1997, AS DOCUMENT NUMBER 97379086 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE, AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR PARK RIDGE POINTE COMMUNITY ASSOCIATION AS RECORDED MAY 28, 1997, AS DOCUMENT NUMBER 97379085.

PIN: 09-21-202-073-1017

For Informational Purposes only: 1711 Park Ridge Point, Park Ridge, IL 60068

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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 # 22-000769

Pin(s)
09-21-202-073-1017

Address
1711 PARK RIDGE PT

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

Property Transfer Tax
\$870.00

Date
07/18/2022

Property of Cook County Clerk's

X

Joseph C. Gilmore
City Manager