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Doc#: 2223607076 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2022 10:49 AM Pg: 1 of 4

Dec ID 20220801606329
ST/CO Stamp 1-253-749-328 ST Tax \$345.00 CO Tax \$172.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Michael I. Ponticelli
Ponticelli & Vito
1480 Renaissance Dr., Suite 209
Park Ridge, IL 60068

MAIL REAL ESTATE TAX BILL TO:

Tudor F. Culica & Stephanie M. Culica
745 N. Seminary Ave.
Park Ridge, IL 60068

(Reserved for Recorders Use Only)

THE GRANTORS: Christopher M. DeRosa and Anna L. DeRosa, husband and wife, of 623 Forestview Ave., Park Ridge, IL 60068, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Tudor F. Culica and Stephanie M. Culica, husband and wife, of 5516 N. Linder, Chicago, IL, as tenants by the entirety, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 745 N. Seminary Ave., Park Ridge, IL 60068
PIN: 09-27-213-004-0000

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

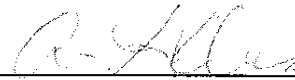
SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

UNOFFICIAL COPY

DATED this 11th day of August, 2022.



Christopher M. DeRosa

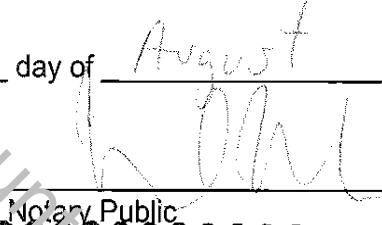


Anna L. DeRosa

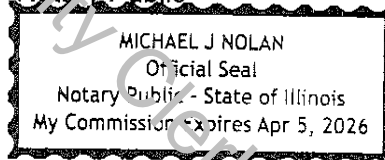
STATE OF Illinois)
COUNTY OF Frank)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Christopher M. DeRosa and Anna L. DeRosa**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 11th day of August, 2022.



Notary Public

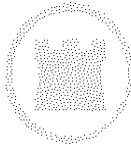


NAME AND ADDRESS OF PREPARER:

Michael J. Nolan
Attorney at Law
7133 W. Higgins Ave.
Chicago, IL 60656

PROPERTY OF COURT CLERK'S OFFICE

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GND152045PK

For APM/Parcel ID(s): 09-27-213-004-0000

LOT 5 IN COLE S SUBDIVISION OF LOT 6 IN GILLICK S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED SEPTEMBER 23, 1924 AS DOCUMENT NUMBER 231186, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY



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 # 22-000868

Pin(s)

09-27-213-004-0000

Address

745 N SEMINARY 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

\$690.00

Date

08/12/2022

Property of Cook County Clerk's Office

X
Joseph C. Gilmore
City Manager

[Handwritten Signature]