

# UNOFFICIAL COPY

Doc# 2226341135 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/20/2022 09:51 AM Pg: 1 of 7

**Prepared By:**

THOMAS ALLGOOD, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
200 CONTINENTAL DRIVE 401  
NEWARK, DE 19713

Dec ID 20220901631743

**Recording Requested By/Return to:**

FNC TITLE SERVICES, LLC  
~~SUE JOHNSON~~ Recordings  
1300 PICCARD DRIVE  
ROCKVILLE MD 20850

FOR RECORDER'S USE ONLY

## WARRANTY DEED

2022-03-211

THIS DEED, Executed this 29<sup>TH</sup> day of JUNE, 2022, by first party **DAWN M. GALEA AND DAVID GALEA, ALSO KNOWN AS JOHN DAVID GALEA, WIFE AND HUSBAND**, to second party, **JOHN DAVID GALEA, a married man, as Sole Owner**, of 1900 SOUTH CRESCENT AVENUE, PARK RIDGE, IL 60068.

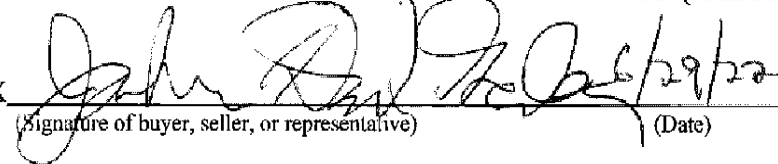
WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby conveys and warrants unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

**Lot 9 in Block 14 in Kinsey's Park Ridge Subdivision of part of Section 1 and Section 2, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.**

APN: 12-02-404-021-0000

PROPERTY ADDRESS: 1900 SOUTH CRESCENT AVENUE, PARK RIDGE, IL 60068

**EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E**

X   
(Signature of buyer, seller, or representative) (Date)

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

*Dawn M. Galea*  
\_\_\_\_\_  
DAWN M. GALEA

*David Galea*  
\_\_\_\_\_  
DAVID GALEA A/K/A  
JOHN GALEA  
DAVID

STATE OF ILLINOIS    )  
  ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **DAWN M. GALEA** and **DAVID GALEA A/K/A JOHN GALEA**, 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 the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth. Given under my hand and official seal this date, 6/29, 2024.

(seal)



*Mark Edelstein*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/6/24

Send Tax Bills to:  
JOHN GALEA AND DAWN M. GALEA  
1900 SOUTH CRESCENT AVENUE  
PARK RIDGE, IL 60068

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

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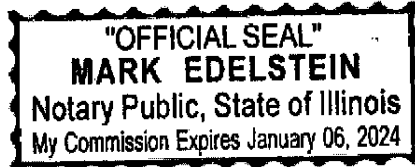
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of 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 6/29, 2022

Signature: *John David Gale*  
Grantor or Agent

Subscribed and sworn to before me  
By the said John David Gale  
This 29th day of June, 2022  
Notary Public Mark Edelstein

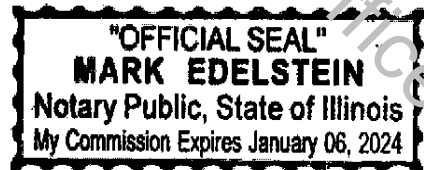


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 6/29, 2022

Signature: *John David Gale*  
Grantee or Agent

Subscribed and sworn to before me  
By the said John David Gale  
This 29th day of June, 2022  
Notary Public Mark Edelstein

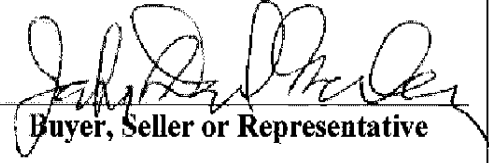


**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** 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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Exempt under provisions of 35 ILCS 200/, Sec. 31-45,  
Para. e Real Estate Transfer Tax Law.

6/29/02   
Date Buyer, Seller or Representative

OR DOCUMENTARY STAMPS

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS )  
COUNTY OF COOK )

JOHN DAVID GALEA, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 1900 S. Crescent Ave, Park Ridge, IL 60068.  
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
  - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
  - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
  - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
  - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
  - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  - 7. The conveyance is made to correct descriptions in prior conveyances.
  - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
  - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
  - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
  - 11. Other: \_\_\_\_\_

C. The division does not meet any of the above criteria and must have county approval (page 2).  
Legal description prepared by: \_\_\_\_\_

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Mark Edelstein  
this 29TH day of JUNE, 2022.

Mark Edelstein  
Signature of Notary Public

John David Galea  
Signature of Affiant



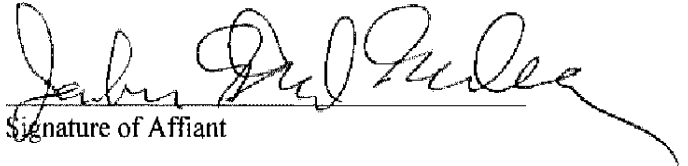
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For exemptions requiring approval:

Plat officer approval is required and attached.

Plat officer approval is not required because parcel is located wholly within municipal limits of Park Ridge, IL, which does not require plat office review.

Agricultural exemption certificate attached.

  
Signature of Affiant

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply.

*If exception 9 is used*, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

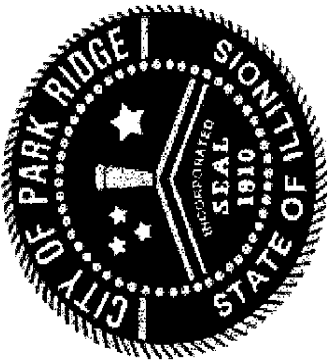
Date submitted to municipality(s) \_\_\_\_\_  Municipality jurisdiction  
 County jurisdiction

Municipality (s) with jurisdiction: \_\_\_\_\_

\_\_\_\_\_  
Planning official's signature                      Printed name                      Date

\_\_\_\_\_  
Planning official's signature                      Printed name                      Date

Property of Cook County Clerk's Office



# CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068  
p: (847) 318-5222 | [transferstamp@parkridge.us](mailto:transferstamp@parkridge.us) | [WWW.PARKRIDGE.US](http://WWW.PARKRIDGE.US)

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Certificate # 22-000963

Pin(s)

12-02-404-021-0000

Address

1900 S CRESCENT 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

\$25.00

Date

09/07/2022

X *Christopher D. Lipman*

Christopher D. Lipman  
Finance Director

*Seal of Cook County Clerk's Office*