UNOFFICIAL COPY

TRUSTEE'S DEED

MAIL TO:

Jim Marino James A. Marino P.C., Attorney at Law 5521 N. Cumberland Ave., #1109 Chicago, IL 60656 Doc#. 2228445174 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/11/2022 04:08 PM Pg: 1 of 3

Dec ID 20220901638055

ST/CO Stamp 0-078-929-488 ST Tax \$1,260.00 CO Tax \$630.00

NAME & ADDRESS OF TAXPAYER

Melissa Ford

James, Ford

123 N. Hamlin Ave.

Park Ridge, IL 60068

CT) 2064W087748 PK 1062

The Grantors, WILLIAM BONETTI and TINA BONETTI, as Co-Trustees of the provisions of a declaration of Trust dated January 21, 2021, and known as the Bonetti Trust, of 123 N. Hamlin Ave., Park Ridge, II. 60068, for and in consideration of Ten Dollars and 00/00 cents (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees of the aforementioned trust, and of every other power and authority the Grantors possess, does hereby convey and quit claim unto the Grantees, MELISSA FORD and JAMES FORD, Husband and Wife, as Tenants by the Fatirety, the following described real estate situated in the County of Cook, State of Illinois to wit:

LOT 1 IN BLOCK 3 IN FRED I. GILLICK'S CENTER STREET ADDITION TO PARK RIDGE IN THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO, THE WEST HALF OF THE VACATED ALLEY LYING EAST AND ADJACENT TO THE EAST LINE OF LOT 1 IN BLOCK 3 IN SAID FRED I. GILLICK'S CENTER ST. ADDITION TO PARK RIDGE, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 09-27-424-001-0000 Property Address: 123 N. Hamlin Ave., Park Ridge, IL 60068

Subject only to the following, if any: 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; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this day of September, 2022.	
WILLIAM BONETTI, as Co-Trustee	(Seal)
TINA BONETTI, as Co-Trustee	(Seal)
900	
STATE OF ILLINOIS)	
COUNTY OF COOK	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, WILLIAM BONETTI and TINA BONETTI, as Co-Trustees of the provisions of a declaration of Trust dated January 21, 2021, and known as the Bonetti Trust, 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 acknowledged that they signed, sealed and delivered the 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 notarial seal, this _____ day of Septer iber, 2022.

NOTARÝ PUBLIC

This instrument was prepared by:

John H. Ciprian Reda | Ciprian | Magnone LLC 8501 W. Higgins, Suite 440 Chicago, Illinois 60631 OFFICIAL SEAL

ANNIMARIE GAMBOA REYNOLDS

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 06/30/2026

CITY OF PARK RIDGE

505 Butler P Park Ridge, Illinois 60068 p: (847) 318-5222 | transferstamp@pa.kridge.us | WWW.PARKRIDGE.US

Certificate # 22-001045

Pin(s)

09-27-424-001-0000

Address

123 N HAMLIN 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

\$2,520.00

Date

10/03/2022

K Lutyte D. Lynn

Christopher D. Lipman Finance Director