

220253002520
WARRANTY DEED

UNOFFICIAL COPY

THE GRANTORS, *Raymond T. Novak and Kathleen Novak, husband and wife*, of 5017 North Mont Clare Avenue, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEY and WARRANT to *Michelle M. Vartanian, divorced and not since remarried*, of 430 South Western Avenue, Unit 705, Des Plaines, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Doc#: 2229145145 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/18/2022 02:39 PM Pg: 1 of 4

Dec ID 20221001663494
ST/CO Stamp 0-895-336-784 ST Tax \$321.00 CO Tax \$160.50

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

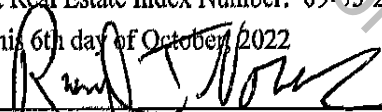
SUBJECT TO: covenants, conditions restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of closing.

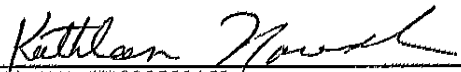
herby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Real Estate: 255 South Vine Avenue, Unit C, Park Ridge, Illinois, 60068

Permanent Real Estate Index Number: 09-35-215-041-0000

DATED this 6th day of October, 2022

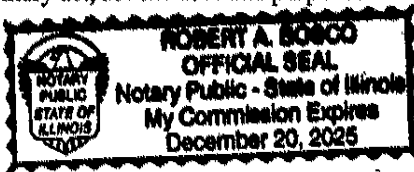

RAYMOND T. NOVAK


KATHLEEN NOVAK

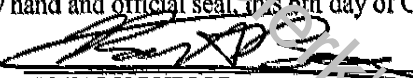
State of Illinois
County of Cook

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Raymond T. Novak and Kathleen Novak*, 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.



Given under my hand and official seal, this 5th day of October, 2022.


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Robert G. Guzaldo, Guzaldo Law Offices, 6650 North Northavenue Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800*

AFTER RECORDING, MAIL TO:
~~Rick J. Erickson, Esq.~~ *MICHELLE VARTANIAN*
~~716 Lee Street~~ *255 S. VINE AVE*
~~Des Plaines, Illinois 60016~~ *Unit C*
Park Ridge, IL
60068

SEND SUBSEQUENT TAX BILLS TO:
Michelle M. Vartanian
255 South Vine Avenue, Unit C
Park Ridge, Illinois 60068

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LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHWESTERLY 50.0 FEET (MEASURED AT RIGHT ANGLES) OF LOT 1, WHICH LIES NORTHEASTERLY OF A LINE THAT IS PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT 1, AT A POINT 72.0 FEET NORTHEASTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT, AND WHICH LIES SOUTHWESTERLY OF A LINE THAT IS PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT, AT A POINT 92.0 FEET NORTHEASTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT 1:

THAT PART OF THE NORTHWESTERLY 50.0 FEET (MEASURED AT RIGHT ANGLES) OF LOT 1, WHICH LIES NORTHEASTERLY OF A LINE THAT IS PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT, AT A POINT 127.35 FEET NORTHEASTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT, AND WHICH LIES SOUTHWESTERLY OF A LINE THAT IS PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT, AT A POINT 137.35 FEET NORTHEASTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT 1: IN KEN PLENCNER'S RESUBDIVISION OF THE SOUTHEASTERLY HALF OF LOT 8 AND THE NORTHWESTERLY HALF OF LOT 9 IN L. HODGES ADDITION TO PARK RIDGE, A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID KEN PLENCNER'S RESUBDIVISION REGISTERED IN THE OFFICES OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 10, 1961 AS DOCUMENT NUMBER 2007571 AND CERTIFICATE OF CORRECTION THEREOF REGISTERED NOVEMBER 10 1961 AS DOCUMENT 2007572, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT RECORDED AS 18327497 AND FILED AS LR2007573, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 255 South Vine Avenue, Unit C, Park Ridge, Illinois 60068

Permanent Real Estate Index Number: 09-35-216-041-0000

Property of Cook County Clerk's Office

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Warranty Deed

INDIVIDUAL TO INDIVIDUAL

255 South Vine Avenue
Unit C
Park Ridge, Illinois 60068

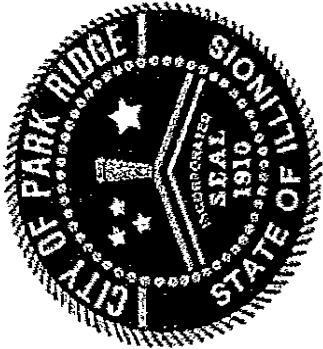
Raymond T. Novak
Kathleen Novak

to

Michelle M. Vartanian

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 # 22-001059

Pin(s)

09-35-216-041-0000

Address

255 S VINE AVE UNIT C

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

Property Transfer Tax

\$642.00

Date

10/10/2022

X 

Christopher D. Lipman
Finance Director

Property of Cook County's Office