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Doc#: 2231101142 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/07/2022 02:12 PM Pg: 1 of 4

QUIT CLAIM DEED ILLINOIS STATUTORY

Dec ID 20221001656330

THE GRANTOR, RYAN SULLIVAN, a bachelor, of the City of Park Ridge, County of Cook, State of Illinois for and in consideration of TEN and 00/100 (\$10.00) dollars and other good and valuable consideration, in hand paid, **CONVEY AND QUIT CLAIM** to PENNY SULLIVAN, as Trustee of the Penny Sullivan 2009 Revocable Trust dated November 11, 2009 of 7612 A Lexington Club, Delray Beach, Florida, all of his interest in the following described Real Estate situated in the in the State of Illinois, to wit:

UNIT 3-B IN 1445 TOUHY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 3, 4 AND 5 IN BORGERSON SUBDIVISION OF THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM FILED IS DOCUMENT LR2597742, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: Recorded Articles of Agreement for Deed, Covenants, conditions and restrictions of record; general real estate taxes for the year 2021 and subsequent years, Existing mortgages, liens, leases and tenancies.

Permanent Real Estate Index Number: 09-35-100-028-1015

Address of Real Estate: 1445 West Touhy, Unit 3-B, Park Ridge, Illinois 60068

Dated this October 7, 2022.



RYAN SULLIVAN

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STATE OF FLORIDA,

COUNTY OF Palm Beach ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RYAN SULLIVAN, personally known to me to be the same person whose names 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this October 7, 2022.



ELIJAH HALL
Commission # HH 031957
Expires October 11, 2024
Bonded Through Notary Services

E. Hall (Notary Public)

Prepared By: John Wolf
Attorney at Law
124 Clinton
Park Ridge, Illinois 60068

Mail To:

John Wolf, Attorney at Law
124 Clinton
Park Ridge, Illinois 60068

Name & Address of Taxpayer:

Penny Sullivan
7612 A Lexington Club
Delray Beach, Florida 33446

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 07 OCT 2022

SIGNATURE: [Signature] GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

[Signature] ELIJAH HALL

By the said (Name of Grantor): Bryan Sullivan

AFFIX NOTARY STAMP BELOW

On this date of: 10 07 2022

NOTARY SIGNATURE: [Signature]



ELIJAH HALL Commission # HH 031957 Expires October 11, 2024 Bonded Thru Budget Notary Services

GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 10 7 2022

SIGNATURE: [Signature] GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

[Signature] ELIJAH HALL

By the said (Name of Grantee): Penny Sullivan

AFFIX NOTARY STAMP BELOW

On this date of: 10 07 2022

NOTARY SIGNATURE: [Signature]



ELIJAH HALL Commission # HH 031957 Expires October 11, 2024 Bonded Thru Budget Notary Services

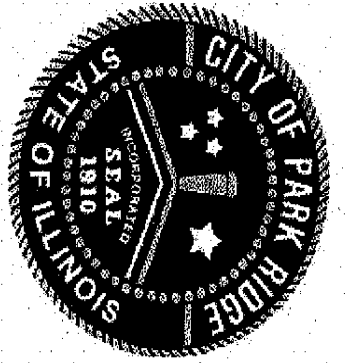
CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

rev. on 10.17.2016

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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 # 22-004150

Pin(s)

09-35-100-028-1015

Address

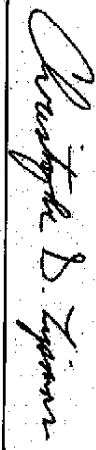
1445 W TOUHY AVE UNIT 3B

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
11/02/2022

Property of Cook County Clerk's Office

X 
Christopher D. Lipman
Finance Director