

220253002515  
WARRANTY DEED

# UNOFFICIAL COPY

Doc#: 2235728294 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/23/2022 12:54 PM Pg: 1 of 4

Dec ID 20221201611857  
ST/CO Stamp 2-005-917-008 ST Tax \$630.00 CO Tax \$315.00

THE GRANTOR, *Peggy A. Williams as sole Trustee of the Peggy A. Williams Revocable Trust dated August 10, 2000* of 1513 Greendale Avenue, Park Ridge, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to *Joel Adam Shulruf and Courtney L. Schmidt, husband and wife*, of 908 North Delphia Avenue, Park Ridge, Illinois, not as tenants in common and not as joint tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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.*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common and not in joint tenancy, but as husband and wife, in tenancy by the entirety forever.

Address of Real Estate: 1513 Greendale Avenue, Park Ridge, Illinois, 60068

Permanent Real Estate Index Number: 09-22-412-008-0000

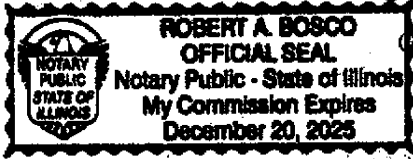
DATED this 13th day of December, 2022

*Peggy A. Williams*  
PEGGY A. WILLIAMS, as sole trustee aforesaid

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 *Peggy A. Williams*, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 13th day of December, 2022.

*[Signature]*  
NOTARY PUBLIC

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

AFTER RECORDING, MAIL TO:  
Ernest L. Rose, Esq.  
Drost Kivlahan McMahon & O'Connor  
11 South Dunton Avenue  
Arlington Heights, Illinois 60005

SEND SUBSEQUENT TAX BILLS TO:  
Joel Adam Shulruf & Courtney L. Schmidt  
1513 Greendale Avenue  
Park Ridge, Illinois 60068

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 15 IN BLOCK 2 IN PARK RIDGE GOLF VIEW, A SUBDIVISION OF THE SOUTH 10 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1513 Greendale Avenue, Park Ridge, Illinois 60068

Permanent Real Estate Index Number: 09-22-412-008-0000

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

**Warranty Deed**

INDIVIDUAL TO INDIVIDUAL

1513 Greendale Avenue  
Park Ridge, Illinois 60068

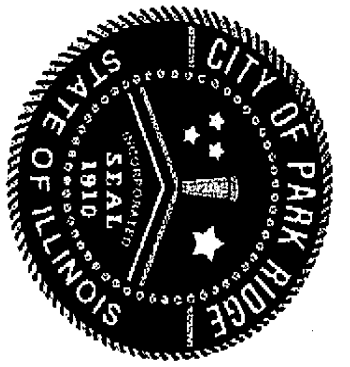
Peggy A. Williams as sole Trustee of the Peggy A.  
Williams Revocable Trust dated August 10, 2000

to

Joel Adam Shuhruf  
Courtney L. Schmidt

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](mailto:transferstamp@parkridge.us) | [www.parkridge.us](http://www.parkridge.us)

Certificate # 22-001256


Pin(s)  
09-22-412-008-0000

Address  
1513 GREENDALE 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                      Date  
\$1,260.00                                              12/13/2022

Property of Cook County Clerk's

X   
Christopher D. Lipman  
Finance Director