

UNOFFICIAL COPY

Doc#: 2308210189 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/23/2023 03:25 PM Pg: 1 of 4

Record and Return to:
Cynthia Ann Cycon
907 Cleveland Ave.
Park Ridge, IL 60068

Dec ID 20230301677339
ST/CO Stamp 0-676-538-576

Mail Subsequent Tax Bills to:
Cynthia Ann Cycon
907 Cleveland Ave.
Park Ridge, IL 60068

QUIT CLAIM DEED

The GRANTORS, **CYNTHIA ANN CYCON**, as Trustee of the Cynthia Ann Cycon Revocable Trust dated August 8, 2017, **PATRICK W. KELLY**, an unmarried man, and **CYNTHIA ANN CYCON**, as Successor Trustee of the Cycon Family Revocable Trust dated April 12, 2018, all of 907 Cleveland Ave., Park Ridge, IL 60068, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM unto the GRANTEES, **CYNTHIA ANN CYCON**, as Trustee of the Cynthia Ann Cycon Revocable Trust dated August 8, 2017, of 907 Cleveland Ave., Park Ridge, IL 60068, an undivided ninety nine percent (99%) interest, and **PATRICK W. KELLY**, an unmarried man, of 907 Cleveland Ave., Park Ridge, IL 60068, an undivided one percent (1%) interest, as **TENANTS IN COMMON**, in the following described real estate situated in the County of Cook, State of Illinois, to wit:

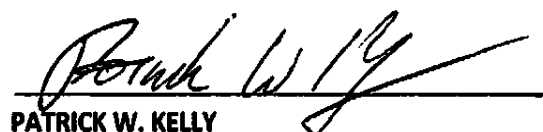
LOT 42 AND LOT 43 IN BLOCK 1 IN R.S. PEALE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: **09-36-321-003-0000**
Property Address: **907 Cleveland Ave., Park Ridge, IL 60068**

Subject, however, to general real estate taxes not due and payable at the time of closing, and all instruments, covenants, restrictions, applicable zoning laws, ordinances, and regulations of record.

In Witness Whereof, the Grantors aforesaid have hereunto set their hand and seal this 17th day of March 2023.


CYNTHIA ANN CYCON, Trustee


PATRICK W. KELLY


CYNTHIA ANN CYCON, Successor Trustee

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I hereby declare that this deed represents a transaction exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45(E), and Cook County Real Property Tax Ordinance 74-106 subparagraph E.

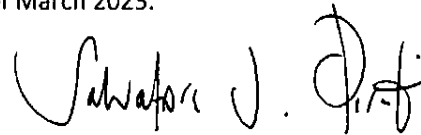

CYNTHIA ANN CYCON, Grantor

dated this 17th day of March 2023.

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, does hereby certify that **CYNTHIA ANN CYCON and PATRICK W. KELLY**, 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 she and he signed, sealed and delivered the said instrument as her and his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this dated this 17th day of March 2023.



Notary Public

Prepared by:
Salvatore J. Parenti
4 Gillick St.
Park Ridge IL 60068

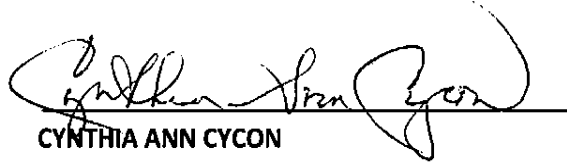


Property of Cook County Clerk's Office

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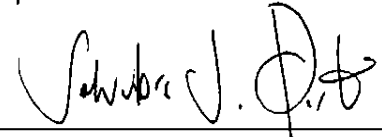
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her agent affirm that to the best of her 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 and hold title to real estate under the laws of the State of Illinois.

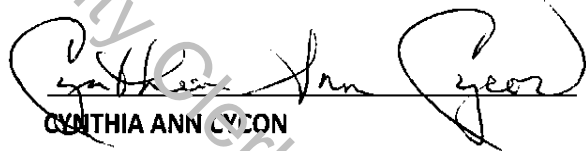

CYNTHIA ANN CYCON

Subscribed and sworn to before me by said Grantor this 17th day of March 2023.



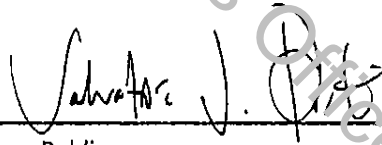

Notary Public

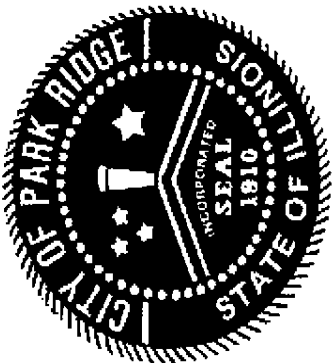
The Grantee or her agent affirm that to the best of her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.


CYNTHIA ANN CYCON

Subscribed and sworn to before me by said Grantee this 17th day of March 2023.




Notary Public



CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

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

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Certificate # 23-000182

Pin(s)

09-36-321-003-0000

Address

907 CLEVELAND 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

03/21/2023

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director

PROPERTY TAX OFFICE OF COOK COUNTY