

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2308629236 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/27/2023 03:09 PM Pg: 1 of 3

Dec ID 20230301673042
ST/CO Stamp 1-451-215-056 ST Tax \$197.00 CO Tax \$98.50

SC 23 003654 1/2
FIDELITY NATIONAL TITLE

Above Space for Recorder's Use Only

THIS DEED, between THE GRANTOR, **James Stefo, as Independent Administrator of the Estate of Thomas Hannafin, Deceased**, of the City of Antioch, County of Lake, State of Illinois, as Independent Administrator of the Estate of the Deceased and THE GRANTEE, Dennis Cronin WHEREAS, Grantor was duly appointed Independent Administrator of the Estate of Thomas Hannafin, Deceased, by the Circuit Court of Cook County, on November 17, 2022, in Case Number 2022P005869; and duly qualified as such Independent Administrator, and said Letters of Office are now in full force and effect. NOW THEREFORE, this DEED, witnesseth, that Grantor, in exercise of the Powers of Sale granted to said Independent Administrator, and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, does GRANT, SELL, CONVEY and WARRANT to Dennis Cronin, individually, of 20 S. Fairway 2-S, Park Ridge, Illinois, 60068 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .).*

*J. * an unmarried man

SUBJECT TO: Covenants, conditions, and restrictions of record and building 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.

Permanent Real Estate Index Number(s): 09-34-102-045-1166, 09-34-102-045-1510

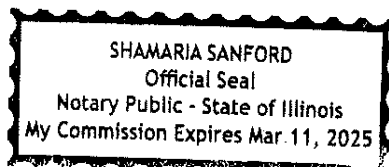
Address of Real Estate: 300 Thames Parkway, Unit, 6/1-K and Garage Unit 6/Z-12, Park Ridge, IL 60068

The date of this deed of conveyance is dated this 15th day of March 2023.

James Stefo, as Independent Administrator
James Stefo, as Independent Administrator of the Estate of Thomas Hannafin, Deceased.

State of ILLINOIS, County of COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Stefo, as Independent Administrator of the Estate of Thomas Hannafin, Deceased 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 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 dated this 15th day of March 2023.



Shamaria Sanford
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 300 Thames Parkway, Unit, 6/1-K and Garage Unit 6/Z-12
Park Ridge, Illinois 60068

Legal Description:

UNIT NUMBER 6/1-K AND GARAGE UNIT NUMBER 6/Z-12, IN BRISTOL COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS PARCEL):



PARCEL 1:

ALL OF LOT 'A' IN SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF PARTS OF LOTS 8 AND 10 IN THE OWNER'S PARTITION OF LOTS 30, 31, 32 AND 33, IN THE COUNTY CLERK'S DIVISION OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1966 AS DOCUMENT NUMBER 19852990;

ALSO:

PARCEL 2:

ALL OF FIRST ADDITION TO SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART THEREOF FALLING IN LOT 1 OF DECANINI RESUBDIVISION AS RECORDED ON NOVEMBER 7, 1963 AS DOCUMENT NUMBER 18964943), AND LOT 7, EXCEPT THE WEST 327.60 FEET THEREOF, IN OWNER'S PARTITION OF LOTS 30, 31, 32 AND 33 OF COUNTY CLERK'S DIVISION OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22699774, AND AS AMENDED BY DOCUMENT NUMBER 24394152, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		22-Mar-2023	
		COUNTY:	98.50
		ILLINOIS:	197.00
		TOTAL:	295.50
09-34-102-045-1166		20230301673042 1-451-215-056	

This instrument was prepared by:

The Heartland Law Firm
1545 N. Waukegan Rd., 2nd Floor,
Suite 2-9
Glenview, IL 60025

Send subsequent tax bills to:

Dennis Cronin
300 Thames Parkway, Unit 6/1-K
Park Ridge, IL 60068

Mail recorded document to:

The Law Office of Peter J. Faraci
444 N. Northwest Hwy, Ste 340
Park Ridge, IL 60068

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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 # 23-000175

Pin(s)

09-34-102-045-1166

Address

300 THAMES PKWY UNIT 1K

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

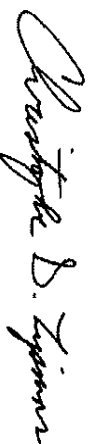
Property Transfer Tax

\$394.00

Date

03/17/2023

Property of Cook County Clerk's Office

X 

Christopher D. Lipman
Finance Director