

UNOFFICIAL COPY

ATA / GMT Title Agency
175 E. Hawthorn Parkway, Suite 135
Vernon Hills, IL 60061
File # 23866919-IL

Doc# 2311513092 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/25/2023 10:14 AM Pg: 1 of 4

THIS DOCUMENT PREPARED BY:

Weppler Law Group, LLC
121 W. Church St.
Libertyville, IL 60048

Dec ID 20230401687532
ST/CO Stamp 1-474-604-240 ST Tax \$1,300.00 CO Tax \$650.00

MAIL TAX BILL TO:

James Otto Jr. & Allison Otto
611 Wisner St
Park Ridge, IL 60068

MAIL RECORDED DEED TO:

James Otto
611 Wisner St.
Park Ridge, IL 60068

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), Marie Gleason, an unmarried woman and David Powell, an unmarried man, of the City of Park Ridge, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to James Otto Jr. and Allison Otto husband and wife, not as tenants in common of Park Ridge, IL, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

LOT 9 IN BLOCK 6 IN ARTHUR T. MCINTOSH AND COMPANY'S SECOND ADDITION TO PARK RIDGE, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

2nd Installment

Subject, however, to the general taxes for the year of 2022 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show. *building lines and easements and matters shown on the survey dated May 28, 2014 made by T.K.D Land Surveyors, Inc.*

Permanent Index Number(s): **09-25-111-006-0000**

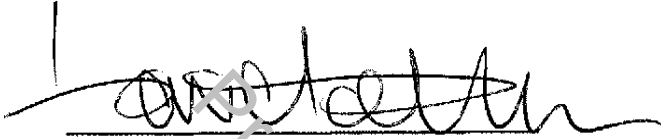
Property Address: **611 Wisner Street, Park Ridge, IL 60068**

** and not as joint tenants, but as tenants by the entirety*

Warranty Deed

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Dated this 3rd, day of MARCH, 2023.


David Powell

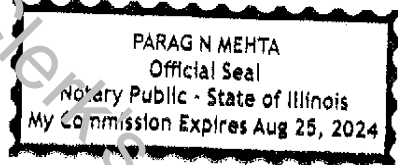
STATE OF ILLINOIS

COUNTY OF COOK)^{SS}

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **David Powell**, 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 notarial seal, this 3rd, day of MARCH, 2023.


Notary Public



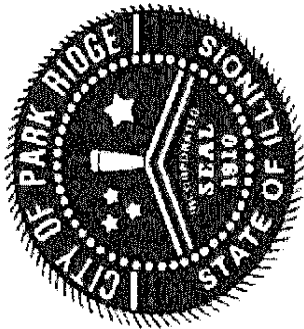
My commission expires: AUG 25, 2024

Permanent Index Number(s): 09-25-111-006-0000

Property Address: 611 Wisner Street, Park Ridge, IL 60068

Warranty Deed

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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 # 23-000288

Pin(s)

09-25-111-006-0000

Address

611 WISNER ST

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

Property Transfer Tax

\$2,600.00

Date

04/18/2023

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director