

UNOFFICIAL COPY

TRUSTEE'S DEED

MAIL TO:

Frank Ponticelli
Ponticelli & Vito
1480 Renaissance Drive
Suite 209
Park Ridge, Illinois 60068

Doc#. 2312328070 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2023 10:14 AM Pg: 1 of 3

Dec ID 20230401602395
ST/CO Stamp 0-223-757-008 ST Tax \$708.00 CO Tax \$354.00

NAME & ADDRESS OF TAXPAYER

Ryan T. Naegele
Johnnee Naegele
1426 Lois Avenue
Park Ridge, Illinois 60068

CT 25GNW087765A 10/2

The Grantors, **ERIC DAVID LUSKIN**, as Trustee of the Eric David Luskin Declaration of Trust dated October 19, 1990 and **MARY ANN CHRISTINE LUSKIN**, as Trustee of the Mary Ann Christine Luskin Declaration of Trust dated August 3, 2000 of 1426 Lois Ave., Park Ridge, IL 60068, for and in consideration of Ten Dollars and 00/00 cents (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees of the aforementioned trust, and of every other power and authority the Grantors possess, does hereby convey and quit claim unto the Grantees, **RYAN T. NAEGELE and JOHNEE NAEGELE, Husband and Wife**, as Tenants by the Entirety, the following described real estate situated in the County of Cook, State of Illinois to wit:

LOT 9 IN VINCI SUBDIVISION OF LOTS 2 AND 3 IN CIRCUIT COURT COMMISSIONERS DIVISION OF PART OF THE WEST 1/2 OF GOVERNMENT LOT 1 IN THE NORTHWEST 1/4 AND THE WEST 3.57 CHAINS NORTH OF HIGGINS ROAD (EXCEPT THE EAST 50 FEET) OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-02-121-030-0000

Property Address: 1426 LOIS AVE., PARK RIDGE, IL 60068

Subject only to the following, if any: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 20 day of April, 2023.

 (Seal)
ERIC DAVID LUSKIN, Trustee

 (Seal)
MARY ANN CHRISTINE LUSKIN, Trustee

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

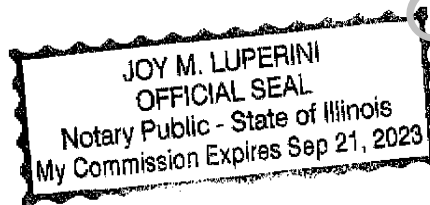
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Eric David Luskin, as Trustee of the Eric David Luskin Declaration of Trust dated October 19, 1990 and Mary Ann Christine Luskin, as Trustee of the Mary Ann Christine Luskin Declaration of Trust dated August 3, 2000**, 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 they signed, sealed and delivered the instrument as their 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 20 day of April, 2023.

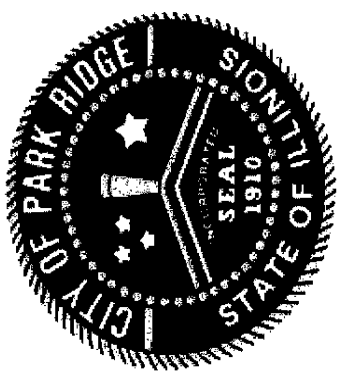

NOTARY PUBLIC

This instrument was prepared by:

John H. Ciprian Jr.
Reda | Ciprian | Magnone LLC
8501 W. Higgins, Suite 440
Chicago, Illinois 60631



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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 # 23-000324

Pin(s) 12-02-121-030-0000
Address 1426 LOIS 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 \$1,416.00
Date 04/27/2023

X *Christopher D. Lipman*
Christopher D. Lipman
Finance Director

PROPERTY OF COOK COUNTY CLERK'S Office