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WARRANTY DEED



Doc# 2315128308 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/31/2023 03:28 PM PG: 1 OF 4

The GRANTORS, ANTHONY YOUSEPH and NADINE YOUSEPH, joint tenants with rights of survivorship, for and in consideration of TEN DOLLARS and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to YOUSEPH PROPERTIES, LLC – Series 101 East Ave., an LLC created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having an address of 9621 Tripp Ave., Skokie, IL, County of Cook, the following described real estate located in the County of Cook, State of Illinois, to wit:

LOT 23 IN PARK RIDGE, HIGH VIEW, BEING A SUBDIVISION OF PART OF LOT 'C' IN PAINE ESTATE DIVISION OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED THERETO OCTOBER 7, 1926 AS DOCUMENT 9427704 IN COOK COUNTY, ILLINOIS.

SUBJECT TO: 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.

P.I.N.: 09-25-320-020-0000

Address of Property: 101 East Ave., Park Ridge, IL 60068

Dated this 28 day of April, 2023.

In Witness whereof the Grantors aforesaid have hereunto set their hands and seals this 28 day of April, 2023.

[Signature] (SEAL) Nadine Youseph (SEAL)

SPS SC INT JP

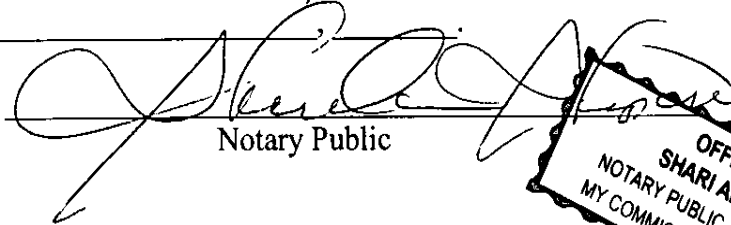
I, the undersigned, a Notary Public in and for the County of Cook and State of Illinois, DO HEREBY CERTIFY, that ANTHONY YOUSEPH and NADINE YOUSEPH personally known

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to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and seal this 7th day of April, 2023

Commission expires _____


Notary Public



This instrument was prepared by:
Shari A. Shapiro
Attorney at Law
540 W. Frontage Rd., Suite 2250
Northfield, IL 60093

Mail Deed & Tax Bills to:

Youseph Properties, LLC- Series 2040 Wagner Road
9621 N. Tripp Ave.
Skokie, IL 60076



Address of Property:

101 East Ave.
Park Ridge, IL 60068

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 subparagraph E.

Nadine Youseph

04-28-2023
Date

| REAL ESTATE TRANSFER TAX | | 31-May-2023 |
|---|--------------------------------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 09-25-320-020-0000 | 20230501616644 1-576-266-448 | |

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/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, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 04-28-2023 Signature: Nadine Joseph
Grantor or Agent

Subscribed and sworn to before me this 28 day of April 2023

Shari Ann Shapiro
Notary Public



The grantee or his/her agent affirms and verifies that 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, or other entity recognized as a person and 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.

Date: 04-28-2023 Signature: Nadine Joseph
Grantee or Agent

Subscribed and sworn to before me by the this 28 day of April 2023

Shari Ann Shapiro
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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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 # 23-000353

Pin(s)

09-25-320-020-0000

Address

101 EAST 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

05/09/2023

Property

X

Christopher D. Lipman
Finance Director