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WARRANTY DEED

THE GRANTOR, MARY L. PATSILIVAS, a widow and not since remarried,

Doc#: 2316733095 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/16/2023 09:54 AM Pg: 1 of 5
Dec ID 20230601648791

of the City of Park Ridge, County of Cook, State of Illinois for the consideration of One Dollar (\$1.00) and other good and valuable consideration paid, to the grantee in hand paid, CONVEYS and WARRANTS to **MARY LOUISE PATSILIVAS, not individually but as trustee of the MARY L. PATSILIVAS LIVING TRUST dated May 15, 2023**, 2500 W. Talcott Rd., #106, Park Ridge, Illinois, all interest in the following described real estate situated in Cook County, State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Permanent Real Estate Index Number(s): 09-34-101-021-1005

Address(es) of Real Estate: 2500 W. Talcott Rd., #106, Park Ridge, Illinois 60068

Dated this 15th day of May, 2023


MARY L. PATSILIVAS

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 MARY L. PATSILIVAS, 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 grantor signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of May, 2023




Notary Public

This instrument was prepared by Shannon M. Heilman, Attorney-at-Law, Joseph A. La Zara & Assoc., 7246 W. Touhy Ave., Chicago, Illinois 60631

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Mail to: MARY LOUISE PATSILIVAS, 2500 W. Talcott Rd., #106, Park Ridge, Illinois 60068.

or Recorder's Office Box No. _____

Send Subsequent Tax Bills To: MARY LOUISE PATSILIVAS , 2500 W. Talcott Rd., #106, Park Ridge, Illinois 60068.

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph B, Section 4,
Real Estate Transfer Act
Date: 5-15-23

Prepared By:
Shannon M. Heilman
7246 W. Touhy Ave.
Chicago, Illinois 60631

Signature: Mary L. Patsilivas

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION FOR

2500 W. TALCOTT RD., #106, PARK RIDGE, IL 60068

PIN: 09-34-101-021-1005

Unit No. 106 as delineated on survey of the following described Parcel of real estate (hereinafter referred to as "Development Parcel"): The West 85 feet of Lots 1 and 2 and all of Lot 9 (except that part of the West 85 feet of Lot 2 and of said Lot 9 taken for widening of Talcott Road) in Owner's Partition of Lots 30, 31, 32 and 33 in County Clerk's Division in the North West 1/4 of Section 34, Township 41 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois which survey is attached as Exhibit "A" to Declaration made by Chicago Title and Trust Company as Trustee under Trust No. 36106, recorded in the Office of the Recorder of Cook County, Illinois as Document 20369822; together with an undivided 1.275 percent interest in said Development Parcel (excepting from said Development Parcel, all the land, property and space comprising all the units of said property as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

OFFICE OF COOK COUNTY CLERK'S OFFICE

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent, affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated: May 15, 2023

Signature(s): Mary L. Patselina

Grantor or Agent

Subscribed and sworn to before me this 15th day of May, 2023

[Signature]
Notary Public



The Grantee or his 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, 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.

Dated: May 15, 2023

Signature(s): Mary L. Patselina

Grantee or Agent

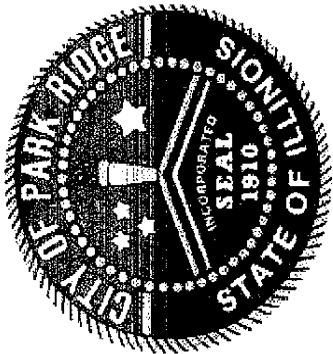
Subscribed and sworn to before me this 15th day of May, 2023

[Signature]
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 of the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).



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 # 23-000373

Pin(s)

09-34-101-021-1005

Address

2500 W TALCOTT RD UNIT 106

*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

05/17/2023

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director

CLERK'S OFFICE OF COOK COUNTY