

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR, *Mary T. McNulty*, as  
*Trustee of the Terrence J. McNulty and Mary T.  
 McNulty Joint Declaration of Trust #1 dated  
 July 11, 2011* of 1705 South Linden Avenue, Park  
 Ridge, Illinois, for and in consideration of TEN  
 DOLLARS (\$10.00), in hand paid, and other good  
 and valuable consideration, CONVEYS and  
 WARRANTS to *Heather O'Shea* of 102 South  
 Chester Avenue, Park Ridge, Illinois, the follow-  
 ing described Real Estate situated in the County of  
 Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO  
 AND MADE A PART HEREOF

*SUBJECT TO: covenants, conditions restrictions of record; building lines 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.*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Address of Real Estate: 1705 South Linden Avenue, Park Ridge, Illinois, 60068

Permanent Real Estate Index Number: 12-01-117-014-0000

DATED this 28th day of June, 2023

Doc#. 2318612023 Fee: \$107.00  
 Karen A. Yarbrough  
 Cook County Clerk  
 Date: 07/05/2023 09:30 AM Pg: 1 of 3

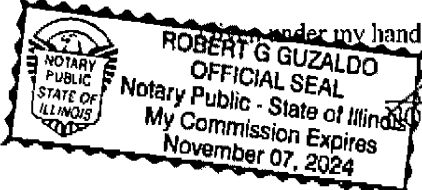
Dec ID 20230601655032  
 ST/CO Stamp 2-095-697-616 ST Tax \$595.00 CO Tax \$297.50

  
 \_\_\_\_\_  
 MARY T. MCNULTY, as trustee aforesaid

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 T. McNulty*, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

\_\_\_\_\_ under my hand and official seal, this 28th day of June, 2023.  
 NOTARY PUBLIC

**THIS INSTRUMENT PREPARED BY:** *Robert G. Guzaldo, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800*

**AFTER RECORDING, MAIL TO:**  
 Lucas Fuksa, Esq.  
 Fuksa Khorshid LLC  
 200 W. Superior St., Ste. 410  
 Chicago, Illinois 60654

**SEND SUBSEQUENT TAX BILLS TO:**  
 Heather O'Shea  
 1705 South Linden Avenue  
 Park Ridge, Illinois 60068

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## LEGAL DESCRIPTION

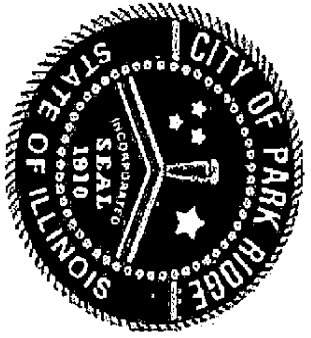
LOT 6 IN BLOCK 3 IN SAKOWICZ SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1705 South Linden Avenue, Park Ridge, Illinois 60068

Permanent Real Estate Index Number: 12-01-117-014-0000

Property of Cook County Clerk's Office

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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](mailto:transferstamp@parkridge.us) | [www.parkridge.us](http://www.parkridge.us)

Certificate # 23-000509

Pin(s)

12-01-117-014-0000

Address

1705 S LINDEN 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

\$1,190.00

Date

06/28/2023

X 

Christopher D. Lipman  
Finance Director

Property of Cook County Clerk's Office