

UNOFFICIAL COPY

Doc#: 2322913058 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/17/2023 09:42 AM Pg: 1 of 4

WARRANTY DEED

Dec ID 20230701676535
ST/CO Stamp 0-951-806-416

Above Space For Recorder's Use Only

THE GRANTOR,
JONATHAN K. PINSKY,
a married man, of 411 S.
Home Avenue, Park Ridge,
County of Cook, State of
Illinois, for and in
consideration of Ten and

no/oo dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **NJJ FEE HOME PROPERTIES LLC**, as GRANTEE, a limited liability company 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, in Fee Simple, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 2 IN BLOCK 7 IN FIRST ADDITION TO BELLE PLAINE HIGHLANDS, A SUBDIVISION OF THE EAST $\frac{3}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ AND THE NORTHWEST $\frac{1}{4}$ OF THE SOUTH EAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

This is NOT Homestead property for the GRANTOR.

TO HAVE AND TO HOLD said premises in Fee Simple.

Permanent Real Estate Index Number: 09-34-216-002-0000.

Address of Real Estate: 401 S. Home Avenue, Park Ridge, Illinois 60068

DATED this 18th day of July, 2023.

REAL ESTATE TRANSFER TAX

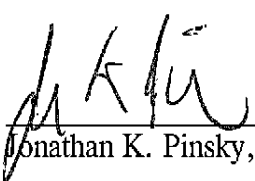
02-Aug-2023

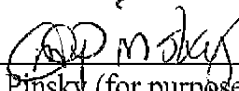


COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

09-34-216-002-0000

| 20230701676535 | 0-951-806-416


Jonathan K. Pinsky, Grantor



Marcela O. Pinsky (for purposes of waiving and releasing homestead rights only)

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **JONATHAN K. PINSKY** and **MARCELA O. PINSKY**, 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 said 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 official seal this 18th day of July, 2023.

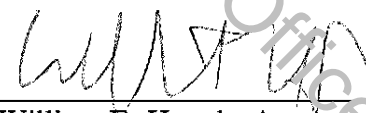


Notary Public



Exempt from Taxation under State of Illinois Real Estate Transfer Tax Law, Section 200/31-45(e), Cook County Ordinance, Section 74-106(5) and Park Ridge Code of Ordinances Chapter 18, Section 2-18-6(M).

Date: July 18, 2023

Signature: 

William F. Hough, Attorney

This instrument prepared by: John J. Pembroke, John J. Pembroke & Associates LLC
422 N. Northwest Highway, Suite 150, Park Ridge, Illinois 60068.

After Filing Mail to:

John J. Pembroke
John J. Pembroke & Associates LLC
422 N. Northwest Hwy., #150
Park Ridge, Illinois 60068

Send Subsequent Tax Bills To:

NJJ Pine Home Properties LLC
c/o Marcela O. Pinsky
411 S. Home Avenue
Park Ridge, Illinois 60068

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STATEMENT BY GRANTOR AND GRANTEE

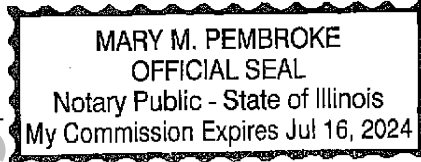
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 7/18/23

Signature: [Handwritten Signature]
Jonathan K. Pinsky, Grantor/Agent

Subscribed and sworn to before me by William F. Hough, this 18th day of July, 2023.

[Handwritten Signature]
Notary Public



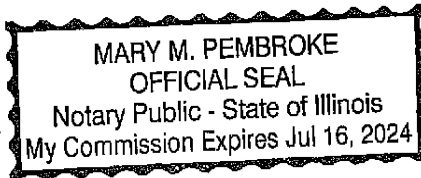
The grantee(s) or they agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7/18/23

Signature: [Handwritten Signature]
Jonathan K. Pinsky, Manager of Grantee/Agent

Subscribed and sworn to before me by William F. Hough, this 18th day of July, 2023.

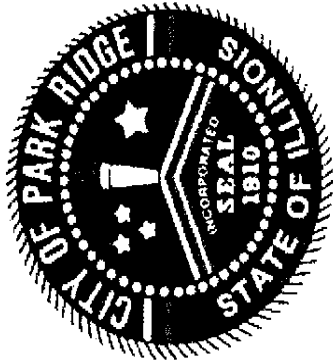
[Handwritten Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for 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.)

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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 # 23-000637

Pin(s)

09-34-216-002-0000

Address

401 S HOME 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

07/31/2023

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director

PROPERTY OF COOK COUNTY CLERK'S OFFICE