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Doc# 2323710008 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2023 09:32 AM PG: 1 OF 5

**TRUSTEE'S DEED
ILLINOIS STATUTORY**

THE GRANTOR, Walter (Wally) Papciak, as Successor Trustee of the Christine R Wyszowski Trust dated 09-11-2012 , for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE, John Papciak, as Trustee of the John Papciak Trust Date 7/20/23, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

UNIT NUMBER 3/3-A AND GARAGE UNIT NUMBER 3/Z-22 IN BRISTOL COURT CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS PARCEL):

PARCEL 1:

ALL OF LOT A IN SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF PARTS OF LOTS 8 AND 10 IN THE OWNER'S PARTITION OF LOTS 30, 31, 32 AND 33 IN THE COUNTY CLERK'S DIVISION OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1966 AS DOCUMENT NUMBER 19852930 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 2:

ALL OF FIRST ADDITION TO SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART THEREOF FALLING IN LOT 1 OF DECANINI RESUBDIVISION AS RECORDED ON NOVEMBER 7, 1963 AS DOCUMENT NUMBER 18964943) AND LOT 7, EXCEPT THE WEST 327.60 FEET THEREOF, IN OWNERS PARTITION OF LOTS 30, 31, 32 AND 33 OF COUNTY CLERK' SOUTH DIVISION OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22699774, AND AS AMENDED BY DOCUMENT 24394152 TOGETHER UNIT D2 125607 140327 RESIDENTIAL TITLE INSURANCE POLICY 2 70-32-837 SCHEDULE A CONTINUED WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessment confirmed and unconfirmed; condominium declarations and bylaws, if any; existing leases and tenancies, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 09-34-102-045-1081, 09-34-102-045-1528

Address(es) of Real Estate: 600 Thames Pkwy 3A Park Ridge, IL 60068

TO HAVE AND TO HOLD said premises forever.

08/18/2023

Walter Papciak

Walter (Wally) Papciak, as Successor Trustee of the Christine R Wyszowski Trust dated 09-11-2012

STATE OF Virginia, COUNTY OF Loudoun ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, Walter (Wally) Papciak, as Successor Trustee of the Christine R Wyszowski Trust dated 09-11-2012, GRANTOR, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

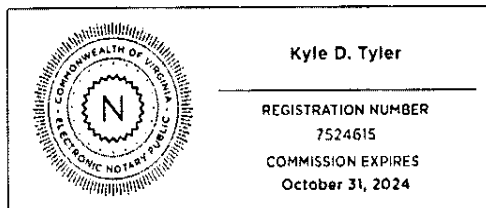
Given under my hand and official seal, this 08/18/2023



(Notary Public)

Prepared by:

Matthew R. Gallagher
5773 N Lincoln Ave
Chicago, IL 60659



Mail To and Name and Address of Taxpayer:

Notarized online using audio-video communication

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John Papciak
600 Thames Pkw 3A
Park Ridge IL 60068

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office
COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387



COUNTY:	99.50
ILLINOIS:	199.00
TOTAL:	298.50

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09-34-102-045-1081

| 20230801602940

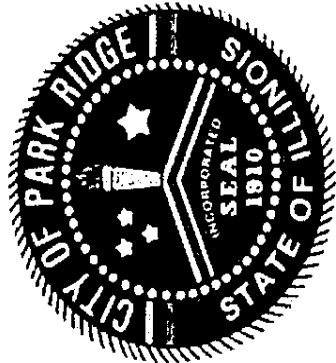
| 0-709-649-872

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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 | WWW.PARKRIDGE.US

Certificate # 23-000714

Pin(s)

09-34-102-045-1081
09-34-102-045-1528

Address

600 S THAMES PKWY UNIT 3A

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$398.00

Date

08/21/2023

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director