

ATN23-143917A
WARRANTY DEED

UNOFFICIAL COPY

Doc#: 2326116089 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/18/2023 01:22 PM Pg: 1 of 5

Dec ID 20230801607873
ST/CO Stamp 0-040-719-824 ST Tax \$221.00 CO Tax \$110.50

The Grantors, Matthew Ivan, an unmarried man, Rebekah Stirbu, an unmarried woman, Ion II Ivan & Cornelia Ivan, husband and wife, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to;

Idrees Kamal, A single man., the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 14/ 1-E 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 PART OF LOTS 8 AND 10 IN THE OWNER'S PARTITION OF LOTS 30, 31, 32 AND 33 IN THE COUNTY CLERK'S SUBDIVISION OF THE NORTHWEST 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 19852990, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF FIRST ADDITION TO SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART FALLING IN LOT 1 OF DECANINI RESUBDIVISION AS RECORDED ON NOVEMBER 7, 1963 AS DOCUMENT NUMBER 189649430) AND LOT 7, EXCEPT THE WEST 327.60 FEET THEREOF IN OWNERS PARTITION OF LOTS 30, 31, 32 AND 33 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 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 FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 2300 Windsor Mall, Unit 1E, Park Ridge, IL 60068

Parcel ID Number: 09-34-102-045-1438

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2300 Windsor Mall, Unit 1E, Park Ridge, IL 60068

Page 2 of 3

SUBJECT 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 Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 22 day of August, 2023

Matthew Ivan
Matthew Ivan

Ion II Ivan
Ion II Ivan

Cornelia Ivan
Cornelia Ivan

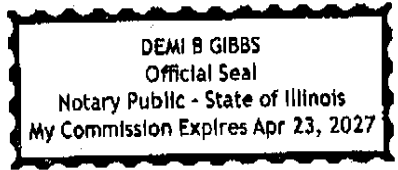
State of IL

County of COOK

The undersigned, a notary public in and for the above county and state, certifies that **Matthew Ivan, Ion II Ivan, and Cornelia Ivan**, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 22 day of August, 2023

[Signature]
NOTARY PUBLIC



[SPACE INTENTIONALLY BLANK – ADDITIONAL SIGNATURE PAGE FOLLOWS]

WARRANTY DEED

2300 Windsor Mall, Unit 1E, Park Ridge, IL 60068

Page 3 of 3

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And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 22 day of August, 2023

[Handwritten Signature]

Rebekah Stirbu

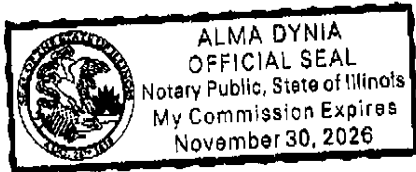
State of ILLINOIS

County of COOK

The undersigned, a notary public in and for the above county and state, certifies that **Rebekah Stirbu**, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

Given under my hand and official seal, this 22 day of AUGUST, 2023

[Handwritten Signature]
NOTARY PUBLIC

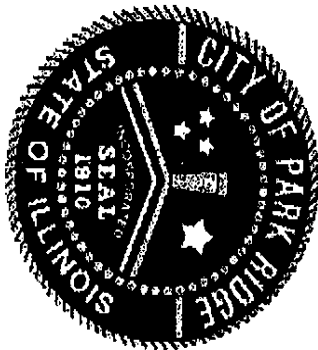


DEED PREPARED BY:
Alfred S. Dynia
6444 N Milwaukee Ave
Chicago, IL 60631

MAIL DEED TO:
Dress Kamal
2300 Windsor Mall 1E
Park Ridge, IL 60068

SEND TAX BILL TO:
Dress Kamal
2300 Windsor Mall 1E
Park Ridge, IL 60068

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

p: (847) 318-5222 | transfers.camp@parkridge.us | www.parkridge.us
505 Butler Pl, Park Ridge, Illinois 60068

Certificate # 23-000731

Pin(s)

09-24-102-045-1438

Address

2300 WINDSOR MALL UNIT 1E

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

Property Transfer Tax

\$442.00

Date

08/24/2023

Property of Cook County Clerks

X

Christopher D. Lipman
Finance Director

UNOFFICIAL COPY



09-34-102-045-1438

20230801607873

0-040-719-824

COUNTY:	110.50
ILLINOIS:	221.00
TOTAL:	331.50

Property of Cook County Clerk's Office