

# UNOFFICIAL COPY

## WARRANTY DEED TRUSTEE'S DEED IN TRUST

THE GRANTOR(S), **William J. Serritella, Jr.**, as Successor Trustee of the **Margareta Serritella Declaration of Trust dated October 5, 2000**, of the City of **Park Ridge**, County of **Cook**, State of **Illinois** for and in consideration of **TEN and No 100s (\$10.00) DOLLARS**, and other good and valuable consideration, in hand paid, CONVEY(S) and QUIT CLAIM(S) to **Jacqueline M. Brennan**, as Trustee of the **Jacqueline M. Brennan Trust dated November 13, 2010**, of **4550 N. Milwaukee Ave., Unit H, Chicago, Illinois 60630**

Doc#: 2328433386 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/11/2023 02:02 PM Pg: 1 of 3

Dec ID 20230901637525  
ST/CO Stamp 1-356-616-656 ST Tax \$364.50 CO Tax \$182.25

the following described Real Estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

① 23ST01332 NA

SEE ATTACHED LEGAL DESCRIPTION

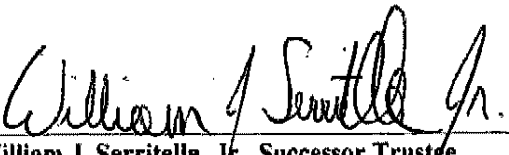
SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and condominium declaration and bylaws, if any,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises as husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, forever.

Permanent Index Numbers: **09-35-207-031-1027 09-35-207-031-1092**

Address of Real Estate: **101 Summit Avenue, #311 P17, Park Ridge, Illinois 60068**

DATED this 3 day of October, 2023

  
\_\_\_\_\_  
William J. Serritella, Jr., Successor Trustee

(Seal)

(Seal)

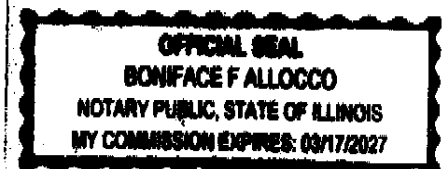
State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **William J. Serritella, Jr.**, as Successor Trustee of the **Margareta Serritella Declaration of Trust dated October 5, 2000**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 3 day of October, 2023.



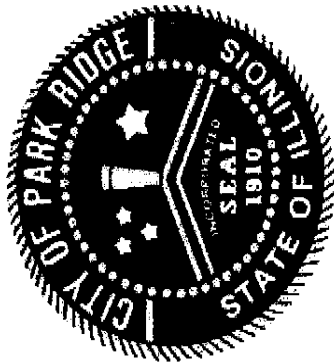
NOTARY PUBLIC



This instrument was prepared by Boniface F. Allocco, ALLOCCO, MILLER & CAHILL, P.C., 3409 N. Paulina, Chicago, IL 60657

SEND TAX BILL TO: **Jacqueline M. Brennan, 101 Summit Avenue, #311 P17, Park Ridge, Illinois 60068**

MAIL TO: **Lynn M. Feder, Law Offices of Robert F. Blyth, 3800 N. Central Ave., Chicago, IL 60634**



# 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 # 23-000843

Pin(s)

09-35-207-031-1027  
09-35-207-031-1092

Address

101 SUMMIT AVE UNIT 311

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

Property Transfer Tax

\$729.00

Date

09/28/2023

X *Christopher D. Lipman*

Christopher D. Lipman  
Finance Director

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## LEGAL DESCRIPTION

Order No.: 23ST01332NA

For APN/Parcel ID(s): 09-35-207-031-1027 and 09-35-207-031-1092

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**PARCEL 1:**

RESIDENTIAL UNIT 311 AND COVERED PARKING UNIT G-17 IN THE SUMMIT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN THE SUMMIT, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1984 AS DOCUMENT NUMBER 27017048 IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88116446, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1982 AND KNOWN AS TRUST NUMBER 55030, GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, AND THE CITY OF PARK RIDGE, A MUNICIPAL CORPORATION OF ILLINOIS, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 7, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902934, FOR PARKING, INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED LAND:

THE SOUTHEASTERLY 1/2 OF THAT PART OF EUCLID AVENUE VACATED BY ORDINANCE, DATED JULY 19, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902933, WHICH LIES NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 20 EXTENDED NORTHWESTERLY IN BLOCK 2 IN OUTHET'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS