

# UNOFFICIAL COPY

**WARRANTY DEED**  
**Statutory (ILLINOIS) (General)**

Doc#. 2332133301 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/17/2023 10:58 AM Pg: 1 of 3

Mail and  
Tax Bills: Geraldine DiFranco, 1801 N. Gulfshore Blvd  
Naples, FL, 34102

Dec ID 20231101671079  
ST/CO Stamp 0-900-419-536 ST Tax \$675.00 CO Tax \$337.50

② 236SC 9670dSLT  
THE GRANTOR(S), *1 of 1*

SPACE ABOVE FOR RECORDING ONLY

**VICTOR S. FARACI AND VIRGINIA R. FARACI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**

for and in consideration of Ten (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS to **THE GRANTEE(S)**,

**GERALDINE DIFRANCO, INDIVIDUALLY, BUT MARRIED,**

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

**SEE ATTACHED LEGAL DESCRIPTION**

**PERMANENT INDEX NUMBER(PIN): 09-25-119-020-0000**

**ADDRESS(ES) OF REAL ESTATE: 248 MICHAEL JOHN AVE, PARK RIDGE, IL, 60068**

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; zoning laws and ordinances; and general real estate taxes not due and payable. Grantor(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 9<sup>th</sup> day of November, 2023.

*V S Faraci*  
**VICTOR S. FARACI**

*Virginia R Faraci*  
**VIRGINIA R. FARACI**

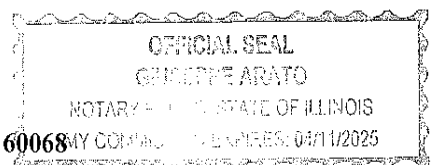
County of

State of

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that VICTOR S. FARACI & VIRGINIA R. FARACI, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the paid instrument as a free and voluntary act, for the uses and purposes herein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 9<sup>th</sup> day of November, 2023.

*[Signature]*  
**NOTARY PUBLIC**



Prepared By: **Peter J. Faraci, 444 N. Northwest Hwy, Ste. 340, Park Ridge, IL, 60068**

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## LEGAL DESCRIPTION

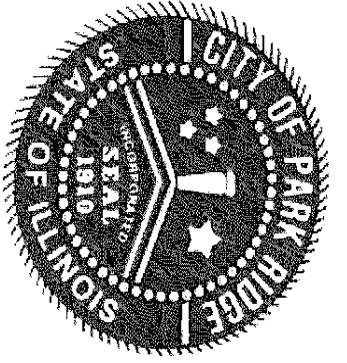
Order No.: 23GSC967025LT

For APN/Parcel ID(s): 09-25-119-020-0000

LOT 18 AND THE WEST 5 FEET OF LOT 17 IN BLOCK 3 IN MICHAEL JOHN TERRACE UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 25 TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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# CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

p: (847) 318-5222 | [transferstamp@parkridge.us](mailto:transferstamp@parkridge.us) | [www.parkridge.us](http://www.parkridge.us)  
505 Butler Pl, Park Ridge, Illinois 60068

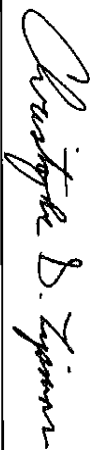
Certificate # 23-000958

Pin(s) 09-25-119-020-0000      Address 248 MICHAELJOHN 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      Date  
\$1,350.00      11/09/2023

Property of Cook County Clerks Office

X   
Christopher D. Lipman  
Finance Director