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DOCUMENT PREPARED BY:
Donald C. Battaglia
3324 N. Oak Park Ave.
Chicago, IL 60634

Doc#: 2333141029 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/27/2023 10:27 AM Pg: 1 of 3

MAIL TAX BILL TO:
Vince Thazhutha
1445 W. Touhy Ave., Unit 5B
Park Ridge, IL 60068

Dec ID 20231101675639
ST/CO Stamp 0-036-696-016 ST Tax \$173.00 CO Tax \$86.50

MAIL RECORDED DEED TO:

VINCE THAZHUTHA
1445 W. TOUHY AVE
5B
PARK RIDGE, IL 60068

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 23896236-11

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **Ana Stanisic**, a single person, of the City of Park Ridge, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Vince Thazhutha**, of the Village of Skokie, State of Illinois, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

UNIT 5B, IN 1445 TOUHY AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2 TO 5 BOTH INCLUSIVE, IN BORGERSON SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT NUMBER LR2697742 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

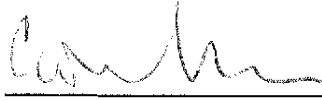
Parcel Identification Number: 09-35-100-028-1017
Property Address: 1445 W. Touhy Ave., Unit 5B, Park Ridge, IL 60068

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2023 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above-described Property would show.

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Dated this 17th day of November 2023

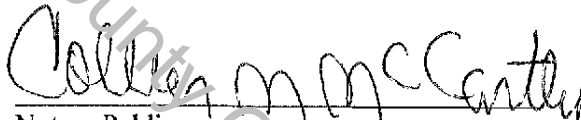


Ana Stanisic

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

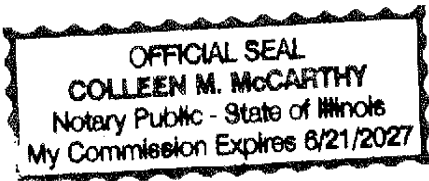
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Ana Stanisic**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they 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 notarial seal, this 17th day of November 2023



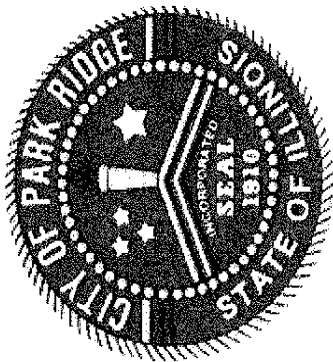
Notary Public

My commission expires: 6-21-27



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 # 23-000974

Pin(s)

09-35-100-028-1017

Address

1445 W TOUHY AVE UNIT 5B

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

Property Transfer Tax

\$346.00

Date

11/16/2023

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director