

UNOFFICIAL COPY

Doc#: 2404413001 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/13/2024 09:05 AM Pg: 1 of 4

QUIT CLAIM DEED

Dec ID 20240201628313
ST/CO Stamp 0-936-082-480

THE GRANTORS, JOSEPH A. MUSSO and MEGHAN A. MUSSO, husband and wife, the County of Cook, State of Illinois, for and in consideration of \$10.00 and other valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to the GRANTEE, 101820 PROPERTIES LLC, an Illinois limited liability company whose address is 617 Devon Avenue, Park Ridge, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION

UNIT NUMBER 10/3-"J" AND GARAGE UNIT NUMBER 10/'Z'-4, 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 TO 33 IN THE COUNTY CLERK'S DIVISION 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 1ST 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 TO 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 BY DOCUMENT NUMBER 24394152 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 400 ASCOT DR., #3J, PARK RIDGE, IL 60068

PROPERTY INDEX NO: 09-34-102-045-1320 AND 09-34-102-045-1727

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Dated this 5th day of January, 2023.



JOSEPH A. MUSSO




MEGHAN A. MUSSO

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that JOSEPH MUSSO and MEGHAN MUSSO, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of January, 2023.



Notary Public

This instrument was prepared by
(and after recording return to):

Pieczonka Law LLC
617 Devon Avenue
Park Ridge, Illinois 60068



Send subsequent tax bills to:

101820 PROPERTIES LLC
617 Devon Avenue
Park Ridge, Illinois 60068


Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Act.

Buyer, Seller, Representative
Date: _____

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STATEMENT BY GRANTOR AND GRANTEE

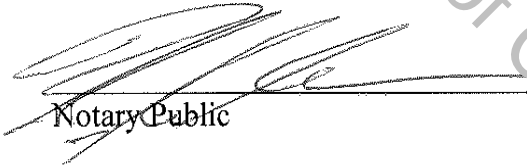
The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantor(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

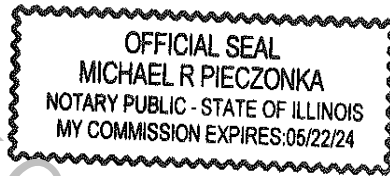


Grantor or Agent

Dated: January 5th, 2023

Subscribed and Sworn to before me, this 5th day of January, 2023.



Notary Public

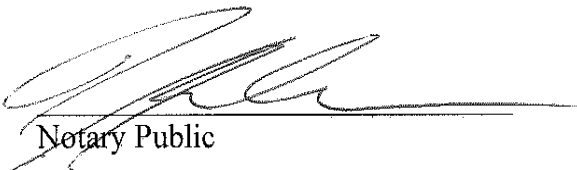
The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

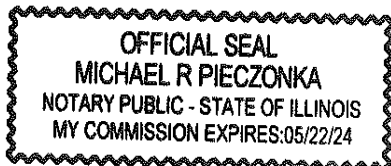


Grantee or Agent

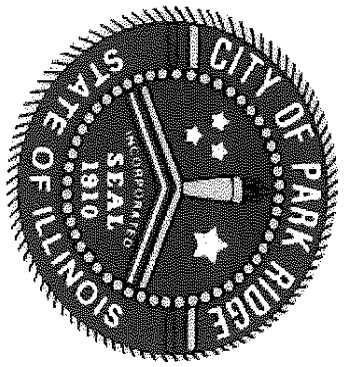
Dated: January 5, 2023

Subscribed and Sworn to before me, this 5th day of January, 2023.



Notary Public

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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 # 23-000569

Pin(s)

09-34-102-045-1320

Address

400 ASCOT DR UNIT 3J

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

Property Transfer Tax

\$25.00

Date

07/14/2023

Property of Cook County Clerk's Office

X

Christopher D. Lipman
Finance Director