

UNOFFICIAL COPY

PREPARED BY:

Nicole H. Daniel
Hayes Daniel LLP
41 S. Prospect Ave. – Suite 205
Park Ridge, IL 60068

Doc# 2405333393 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2024 03:10 PM Pg: 1 of 3

Dec ID 20240201633006
ST/CO Stamp 1-433-834-032 ST Tax \$490.00 CO Tax \$245.00

**MAIL TAX BILL AND
RECORDED DEED TO:**

42 Main Street LLC
112 Main Street
Park Ridge, Illinois 60068

*© 246 NW 254086 LP
Profess*

**WARRANTY DEED
Statutory (Illinois)**

THE GRANTOR, She Wolves, LLC, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, conveys to 42 Main Street, LLC, an Illinois limited liability company, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

That part of Lot 1 in Block 5 in L. Hodges Addition to Park Ridge, being a Subdivision of the Northeast 1/4 of Section 35 South of railroad (except 40 acres in the Southwest corner of said Northeast 1/4) (and the East 1/2 of the Southeast 1/4 of said Section 35 all in Township 41 North, Range 12 East of the Third Principal Meridian and 8.73 acres in the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 40 North, Range 12 East of the Third Principal Meridian, lying North of the public road); lying Northeasterly of a line extending from a point in the Southeasterly line of said Lot 1 which is 74 feet Northeasterly of the Southerly corner thereof to a point in the Northwesterly line of said Lot 1 which is 76.72 feet North asterly of the Westerly corner thereof in Cook County, Illinois

Common Address: 42 Main Street, Park Ridge, Illinois 60068
PIN: 09-35-202-026-0000

Subject, however, to the general taxes not currently due and owing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

She Wolves, LLC

Anthony Lupo
Anthony Lupo, Manager

Dated this 12th day of February, 2024

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STATE OF Illinois)
 COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify Anthony Lupo, 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 12th day of February, 2024

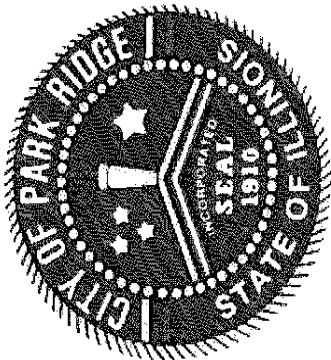
Nicole H. Daniel
 Notary Public

My commission expires: 5/27/25

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 | transfers@parkridge.us | WWW.PARKRIDGE.US

Certificate # 24-000078

Pin(s)
09-35-202-026-0000

Address
42 MAIN ST

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

Property Transfer Tax \$980.00
Date 02/14/2024

X

Christopher D. Lipman
Finance Director

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