

UNOFFICIAL COPY

Doc#: 2405433268 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2024 12:50 PM Pg: 1 of 5

WARRANTY DEED

Prepared by & return to:

Jeffrey M. Galkin
Levin Ginsburg
180 N. LaSalle Street, Suite 2750
Chicago, IL 60601

Send subsequent tax bills to:

Bryan Nakfoor
46 Invesway
Inverness, IL 60067

Dec ID 20240201633802

(The Above Space for Recorders Use Only)

THE GRANTOR, 556 BUSSE HWY, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **BRYAN P. NAKFOOR, TRUSTEE OF THE BRYAN P. NAKFOOR REVOCABLE LIVING TRUST DATED AUGUST 26, 2016**, the following (described real estate, situated in the City of Park Ridge, County of Cook, and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 09-27-216-033-0000

COMMONLY KNOWN AS: 770 Busse Hwy., Park Ridge, IL 60068

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor(s), either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to: (i) covenants, conditions, and restrictions of record; (ii) public and utility easements; (iii) acts done by or suffered through Grantee; (iv) all special governmental taxes or assessments confirmed and unconfirmed; (v) general taxes for 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

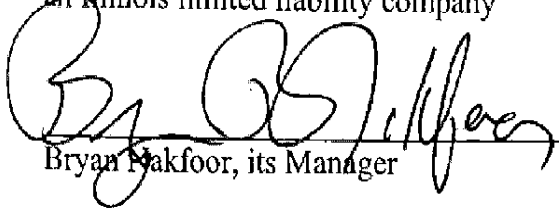
This is not homestead property.

DATED this 13 day of Feb, 2024.

[SIGNATURE PAGE TO FOLLOW]

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556 BUSSE HWY, LLC,
an Illinois limited liability company



Bryan Nakfoor, its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **BRYAN NAKFOOR**, as Manager of 556 Busse Hwy, LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary for and as the act of said limited liability company, for the uses and purposes therein set forth.

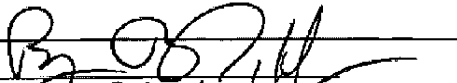
Given under my hand and Notarial Seal this 13 day of Feb, 2024.




Notary Public

My Commission Expires: 04/30/25

EXEMPT UNDER THE PROVISIONS OF
35 ILCS SECTION 200/31-45, PARAGRAPH
(e) REAL ESTATE TRANSFER TAX ACT

Name: 
Date: 2/13/24

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EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 17, 18 AND 19 IN BLOCK 2 IN THE RESUBDIVISION OF BLOCKS 3 AND 4 TOGETHER WITH THOSE PARTS OF MARVIN PLACE NOW VACATED, LYING EAST OF THE EAST LINE EXTENDED OF BELLEVUE AVENUE AND WEST OF THE WEST LINE EXTENDED OF WILKINSON PARKWAY, AND ALSO THAT PART OF WILKINSON PARKWAY NOW VACATED LYING SOUTH OF THE SOUTH LINE EXTENDED OF MARVIN PLACE AND NORTH OF THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, ALL IN NORTH PARK, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-27-216-033-0000

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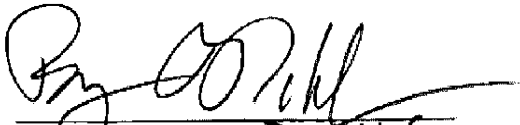
County of Cook County Clerk's Office

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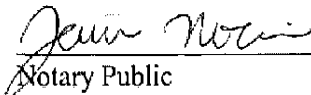
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

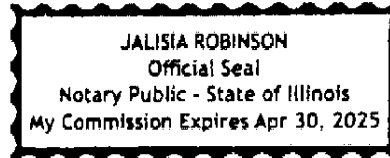
The GRANTOR or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: 2/13, 2024

Grantor Signature: 
Name: Bryan P. Nakfoer

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 13 DAY OF Feb, 2024

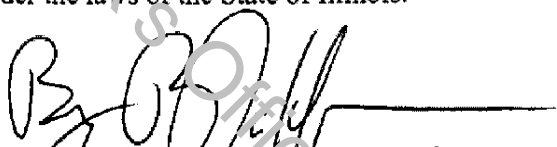

Notary Public




STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

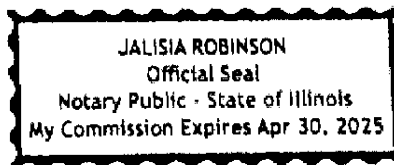
The GRANTEE or its agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date: 2/13, 2024

Grantee Signature: 
Name: Bryan P. Nakfoer

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 13 DAY OF Feb, 2024

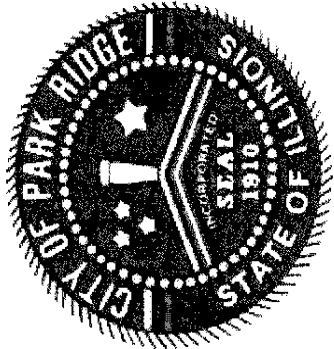

Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK COUNTY, IL, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

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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 # 24-000082

Pin(s)
09-27-216-033-0000

Address
770 BUSSE HWY

*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
02/15/2024

X *Christopher D. Lipman*
Christopher D. Lipman
Finance Director

PROPERTY OF COOK COUNTY PARK'S OFFICE