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2408509044

This Transaction Exempt Pursuant to Real Estate Transfer Tax Law Section 31-45, Paragraph e, and Cook County Ordinance 95104.

Doc# 2408509044 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/25/2024 2:43 PM

PAGE: 1 OF 4

DATE: 2/1/2024
SIGNED: Carol McLysaght

WARRANTY DEED (Individuals to Trust)

THE GRANTORS, JOHN COURTNEY and CAROL McLYSAGHT, husband and wife, of the City of Park Ridge, County of Cook, State of Illinois, for the consideration of Ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to JOHN COURTNEY and CAROL McLYSAGHT, husband and wife, as Co-Trustees of the COURTNEY-McLYSAGHT TRUST u/a/d November 1, 2013, of which trust JOHN COURTNEY and CAROL McLYSAGHT are the primary beneficiaries of said beneficial interest, to be held as tenants by the entirety, and unto all and every Successor or Successors in Trust under said Trust Agreement, of 430 So. Knight Ave., Park Ridge, IL 60068, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 IN KNIGHT RESUBDIVISION OF THE SOUTH 8 FEET OF LOT 5, LOTS 6 AND 7 AND LOT 8 (EXCEPT THE SOUTH 13 FEET THEREOF) AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING THE SAID SOUTH 8 FEET OF LOT 5, LOTS 6 AND 7 AND LOT 8 (EXCEPT THE SOUTH 13 FEET THEREOF) IN BLOCK 5 IN WHITAKER'S PARK RIDGE SUBDIVISION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No. 09-35-121-021-0000.

DATED this 1ST day of FEBRUARY, 2024.

John Courtney
JOHN COURTNEY

Carol McLysaght
CAROL McLYSAGHT

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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 JOHN COURTNEY and CAROL McLYSAGHT, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and Notary Seal this 1st day of February, 2024.

Commission Expires: 5/12/2024

Richard C. Spain
NOTARY PUBLIC



Address of Property:
430 So. Knight Ave.
Park Ridge, IL 60068

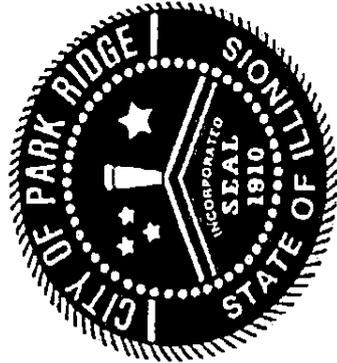
(Mail to):
This instrument prepared by:
Richard C. Spain
HAHN LOESER & PARKS LLP
200 W. Madison Street #2700
Chicago, Illinois 60606

Send Subsequent Tax Bills To:
John Courtney and
Carol McLysaght, Trustees
430 So. Knight Ave.
Park Ridge, IL 60068

REAL ESTATE TRANSFER TAX		25-Mar-2024	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

09-35-121-021-0000 | 20240301649024 | 1-864-439-344

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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 # 24-000151

Pin(s)

09-35-121-021-0000

Address

430 S KNIGHT 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

\$25.00

Date

03/11/2024

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 2 | 1 | 20 24

SIGNATURE: *Elizabeth Enanni*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

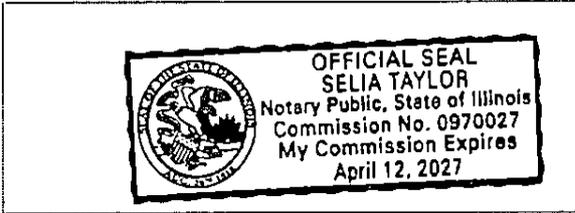
Subscribed and sworn to before me, Name of Notary Public: Selia Taylor

By the said (Name of Grantor): Elizabeth Enanni

On this date of: 2 | 1 | 20 24

NOTARY SIGNATURE: *Selia Taylor*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 2 | 1 | 20 24

SIGNATURE: *Elizabeth Enanni*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

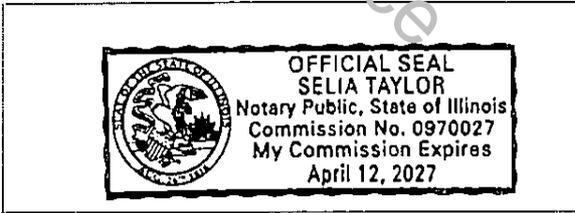
Subscribed and sworn to before me, Name of Notary Public: Selia Taylor

By the said (Name of Grantee): Elizabeth

On this date of: 2 | 1 | 20 24

NOTARY SIGNATURE: *Selia Taylor*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)