

UNOFFICIAL COPY

Doc#: 2408724018 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 9:26 AM Pg: 1 of 3

Dec ID 20240301649818

ST/Co Stamp 0-935-224-880 ST Tax \$476.00 CO Tax \$238.00

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 24163414

THIS INDENTURE WITNESSETH, that the Grantor(s), Cynthia J. Rowe, unmarried, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO 2010 Irwin Ave LLC, a Limited Liability Company organized under the laws of the State of Illinois, the following described real estate, to-wit: * OF 510 W ERIST # 1906 CHCAO IL60654

LOT 1 IN SABALA RESUBDIVISION OF LOTS 3, 4 AND 5 IN BLOCK 3 IN COLUMBIA SUBDIVISION OF THE EAST 30 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF RAILROAD AND NORTH 264 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 09-27-219-025-0000

Address of Real Estate: 2010 Irwin Ave, Park Ridge, IL 60068

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 12th Day of March, 2024

Cynthia J. Rowe

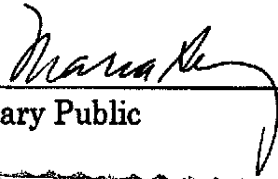
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STATE OF ILLINOIS)

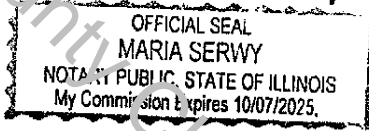
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Cynthia J. Rowe, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 MARCH, 2024.



Notary Public



This Instrument was prepared by:
Jutla Legal, LLC
121 S. Wilke Road, Suite 301
Arlington Heights IL 60005

<u>Future Tax Bills To:</u>	<u>After Recording Return Document To:</u>
2010 Irwin Ave LLC 2010 Irwin Ave, Park Ridge Il 60068	JAKO Law 5215 Old Orchard Rd Suite 220 Skokie Il 60077

REAL ESTATE TRANSFER TAX

25-Mar-2024

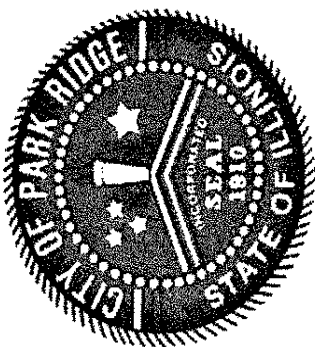


COUNTY:	238.00
ILLINOIS:	476.00
TOTAL:	714.00

09-27-219-025-0000

|20240301649818 | 0-935-224-880

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstam@parkridge.us | WWW.PARKRIDGE.US

Certificate # 24-000140

Pin(s)
09-27-219-025-0000

Address
2010 IRWIN 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
\$952.00

Date
03/08/2024

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director