

UNOFFICIAL COPY

24MSCUB4033CH12

WARRANTY DEED

AFTER RECORDING MAIL TO:

Patrick LeBeau and Marissa LeBeau
1424 Bonita Dr.
Park Ridge, IL 60068

Doc#: 2410023017 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/9/2024 10:02 AM Pg: 1 of 4

Dec ID 20240301664935
ST/Co Stamp 0-129-117-744 ST Tax \$685.00 CO Tax \$342.50

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Patrick LeBeau and Marissa LeBeau
1424 Bonita Dr.
Park Ridge, IL 60068

THE GRANTORS: Thomas A. Bernick and Susanne M. Bernick f/k/a Susanne M. Kowalski, husband and wife, of 1424 Bonita Dr., Park Ridge, IL 60068, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Patrick LeBeau and Marissa LeBeau, husband and wife, of Park Ridge, Illinois, to have and to hold, as Tenants by the Entirety, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1424 Bonita Dr., Park Ridge, IL 60068
PIN: 12-02-101-043-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

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DATED this 5th day of April, 2024.

Thomas A. Bernick
Thomas A. Bernick

Susanne M. Bernick
Susanne Kowalski
Susanne M. Bernick f/k/a Susanne M. Kowalski

STATE OF ILLINOIS)
COUNTY OF COOK)SS

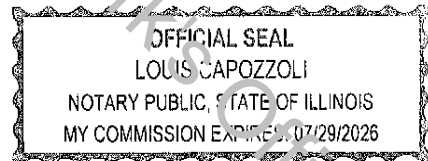
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Thomas A. Bernick and Susanne M. Bernick f/k/a Susanne M. Kowalski**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said instrument as 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 official seal this 5th day of April, 2024.

Louis Capozzoli
Notary Public

NAME AND ADDRESS OF PREPARER:

Louis Capozzoli
Attorney at Law
1484 Miner St.
Des Plaines, IL 60016



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LEGAL DESCRIPTION

Order No.: 24MSC684033OH

For APN/Parcel ID(s): **12-02-101-043-0000**

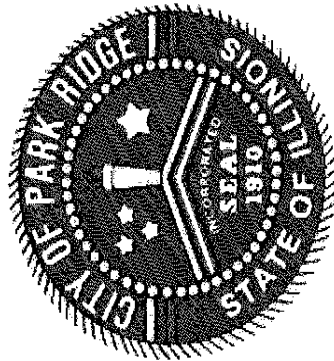
LOT 19 IN GLEN OAK ESTATES, UNIT NO. 1, A SUBDIVISION OF PART OF LOT 2 OF JOHN BATTCHER ESTATE DIVISION, IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 29, 1955 AS DOCUMENT NUMBER 1617032, IN COOK COUNTY, ILLINOIS.

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 | transferstamp@parkridge.us | www.parkridge.us



Certificate # 24-000227

Pin(s)
12-02-101-043-0000

Address
1424 BONITA DR

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

Property Transfer Tax
\$1,370.00

Date
04/03/2024

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

Property of Cook County Clerk's Office