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Doc#: 2410620157 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/15/2024 10:52 AM Pg: 1 of 6

Doc ID 20240401667247

ST/Co Stamp 1-933-196-848 ST Tax \$200.00 CO Tax \$100.00

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

THE GRANTOR(S)

Dawn Bode, a married woman, of the City of Glenview, County of Cook, State of Illinois

Brian Bode, a married man, of Warsaw, Poland

Grant Bode, divorced and not since remarried, of the City of Glenview, County of Cook, as Heirs at Law of Keith F. Bode, deceased

and

Dawn Bode, a married woman, of the City of Glenview, County of Cook, State of Illinois

Brian Bode, a married man, of Warsaw, Poland

Grant Bode, divorced and not since remarried, of the City of Glenview, County of Cook, as Heirs at Law of Jeannette R. Bode, deceased, for and in consideration of TEN and 00/100 DOLLARS and other good and

valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to WILLIAM H. EASTON,

UNMARRIED

all interest in the following described

Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

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; General Real Estate Taxes not due and payable at the time of closing.

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

Permanent Real Estate Index Number(s): 09-34-102-045-1298 and
09-34-102-045-1758

THIS IS NOT HOMESTEAD PROPERTY

Address(es) of Real Estate: 400 Ascot Dr., Unit 1-L, Park Ridge, IL 60068

Dated this 4th day of April, 2024

Warranty Deed - Individual

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x *Dawn Bode*
Dawn Bode

STATE OF IL, COUNTY OF Lake SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dawn Bode, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 4th day of April, 2024.

Melina A Rupnick
Notary Public



x *Grant Bode*
Grant Bode

STATE OF IL, COUNTY OF Lake SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Grant Bode, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 4th day of April, 2024.

Melina A Rupnick
Notary Public



Prepared by:
Mages & Price LLC
1110 W. Lake Cook Road, Suite 385
Buffalo Grove, IL 60089

AFTER RECORDING
Mail to: William H. Easton TAX BILLS TO BE MAILED TO
400 Ascot Dr. IL
Park Ridge, IL 60068 →

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X Brian Bode

Brian Bode

STATE OF REPUBLIC OF POLAND CITY OF WARSAW §§
EMBASSY OF THE UNITED STATES OF AMERICA

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian Bode, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 22ND day of JANUARY, 2024.

Notary Public

Meenakshi V. Chivukula
Vice Consul
U.S. Embassy Warsaw
Commission: Indefinite

Prepared by:
Mages & Price LLC
1110 W. Lake Cook Road, Suite 385
Buffalo Grove, IL 60089

AFTER RECORDING
Mail to:
William D. Easton
400 Ascot Dr. 1H
Park Ridge, IL 60068 →

THE BILLS TO BE MAILED TO:

UNOFFICIAL COPY

Exhibit "A"

Legal Description

UNIT NO. 10/1-L AND GARAGE UNIT NO. 10/Z-35, IN BRISTOL COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN REFERRED TO AS 'PARCEL'):

PARCEL 1:

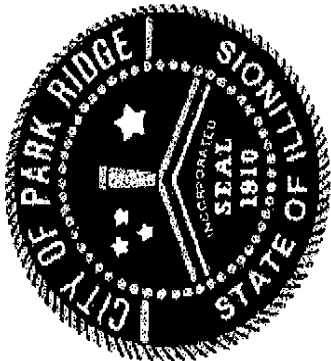
ALL OF LOT 'A' IN SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF PARTS OF LOTS 8 AND 10 IN THE OWNER'S PARTITION OF LOTS 30 TO 33 IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1966 AS DOCUMENT NUMBER 19852990.

ALSO PARCEL 2:

ALL OF FIRST ADDITION TO SELLERGREN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART THEREOF FALLING IN LOT 1 OF DECANINI RESUBDIVISION AS RECORDED ON NOVEMBER 7, 1963 AS DOCUMENT NUMBER 18964943) AND LOT 7, EXCEPT THE WEST 327.60 FEET THEREOF, IN OWNERS PARTITION OF LOTS 30 TO 33 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22699774, AND AS AMENDED BY DOCUMENT NUMBER 24394152 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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

Certificate # 24-000222

Pin(s)

09-34-102-045-1298
09-34-102-045-1758

Address

400 ASCOT DR UNIT 1L

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

Property Transfer Tax

\$400.00

Date

04/01/2024

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director

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09-34-102-045-1298

20240401667247

1-933-196-848

COUNTY:	100.00
ILLINOIS:	200.00
TOTAL:	300.00

Property of Cook County Clerk's Office