

UNOFFICIAL COPY

Doc#: 2414114509 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/20/2024 12:22 PM Pg: 1 of 3

Doc ID 20240501698101

ST/Co Stamp 1-724-597-552 ST Tax \$722.00 CO Tax \$361.00

410800056 (1/2)
Warranty Deed **GIT**

THIS INDENTURE WITNESSETH, that the Grantor, BARBARA NOWAK, a widow, not since remarried and not in a civil union, and surviving joint tenant of Fryderyk Nowak of the County of Cook and the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrant(s) unto MUSTAFA ERTUGRUL OZBUDAK AND DENIZ YESIM OZBUDAK, husband and wife, not as tenants in common, nor as joint tenants, but as Tenants by the Entirety, husband and wife, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

GRANTEE'S ADDRESS: 455 N. Northwest Hwy. Park Ridge, Illinois 60068

Property Address: 455 N. Northwest Hwy., Park Ridge, Illinois 60068

PIN: 09-26-303-077-0000 and 09-26-303-063-0000

TO HAVE AND TO HOLD the said real estate with the appurtenances, and for the uses and purposes herein and set forth. Not as tenants in common, nor as joint tenants, but as Tenants by the Entirety, husband and wife, forever.

Subject to general real estate taxes for the year ²⁰²³ 2017 and subsequent years; covenants, conditions and restrictions of record; building lines and easements; acts done by or suffered through grantees.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has hereunto set their hand(s) and seal(s) this 15th day of April, 2024.

Barbara Nowak (SEAL)
BARBARA NOWAK

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 BARBARA NOWAK, 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 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 notarial seal this 15th day of April, 2024.



[Signature]
Notary Public

See Reverse

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LEGAL DESCRIPTION



PARCEL 1:

LOT 8 (EXCEPT THAT PART THEREOF LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHWESTERLY LINE THEREOF 4.0 FEET SOUTHEASTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT TO A POINT ON THE NORTHEASTERLY LINE THEREOF, 5.0 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT) IN MILLER'S RESUBDIVISION OF LOT 5 IN MILLER'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF THE SAID SOUTHWEST 1/4, 475.20 FEET WEST OF THE NORTHEAST CORNER; THENCE SOUTH PARALLEL WITH THE EAST LINE THEREOF, 700.34 FEET TO THE CENTER LINE OF PARK AVENUE; THENCE NORTHWESTERLY ALONG CENTER LINE OF PARK AVENUE, 1014.0 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 AND THENCE EAST ALONG THE NORTH LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST LINE AT THE MOST WESTERLY CORNER OF LOT 8, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE THEREOF 1 1/2 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 8 TO THE SOUTHEASTERLY LINE OF LOT 8, THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE 1 1/2 FEET TO SAID SOUTHWESTERLY LINE OF LOT 8, THENCE NORTHWESTERLY ALONG SOUTHWESTERLY LINE TO THE PLACE OF BEGINNING, ALL IN SAWYER'S GOLF VIEW, BEING A RESUBDIVISION OF LOTS 1 TO 8 BOTH INCLUSIVE IN GOLF VIEW, A SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1952 AS DOCUMENT 15422432, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX		10-May-2024
		COUNTY: 861.00
		ILLINOIS: 122.00
		TOTAL: 1,983.00
09-26-303-077-0000	2024050169810	1-724-597-552

Mail To:

MUSTAFA ERTUGRUL OZBUDAK
AND DENIZ YESIM OZBUDAK
455 N. Northwest Hwy., Park Ridge, Illinois 60068

Address of Property:

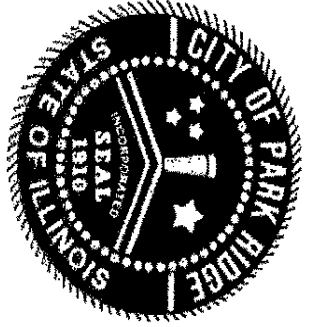
455 N. Northwest Hwy., Park Ridge, Illinois 60068

This instrument was prepared by:

John A. Kantor, Esq.
2825 N. Arlington Heights Road
Arlington Hts IL 60004

See Reverse

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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 # 24-000364

Pin(s)

09-26-303-077-0000
09-26-303-063-0000

Address

455 N NORTHWEST 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

\$1,444.00

Date

05/14/2024

X
Christopher D. Lipman
Finance Director

Christopher D. Lipman

Property of Cook County Clerk