

TRUSTEE'S DEED

112

Doc#: 2414914029 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/28/2024 9:34 AM Pg: 1 of 3

Dec ID 20240501696696

ST/Co Stamp 1-340-958-000 ST Tax \$720.00 CO Tax \$360.00

MAIL TO:

Novit & Novit LLC
100 N. LaSalle St.
Suite 1700
Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER

Justin Gregory
1520 S. Western Ave.
Park Ridge, IL 60068

The Grantor, **GARY MODERHOCK**, as **Successor Trustee of the Donard R. Moderhock Trust dated July 22, 2010**, of 9022 374th Ct., Twin Lakes, Wisconsin 53181, for and in consideration of Ten Dollars and 00/00 cents (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Successor Trustee of the aforementioned trust, and of every other power and authority the Grantor possesses, does hereby convey and quit claim unto the Grantee, **JUSTIN GREGORY**, an **unmarried individual**, the following described real estate situated in the County of Cook, State of Illinois to wit:

LOT 1, IN PARK SUBDIVISION NO. 1, A RESUBDIVISION OF PART OF LOT 5 AND PART OF LOT 4, IN CIRCUIT COURT COMMISSIONER'S DIVISION IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Permanent Real Estate Index Number: 12-02-114-020-0000

Property Address: 1520 S. WESTERN AVE., PARK RIDGE, IL 60068

Subject only to the following, if any: 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; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

Dated this 16 day of May, 2024.



GARY MODERHOCK, Successor Trustee (Seal)

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **GARY MODERHOCK, as Successor Trustee of the Donard R. Moderhock Trust dated July 22, 2010**, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the 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 notarial seal, this 16 day of May, 2024.



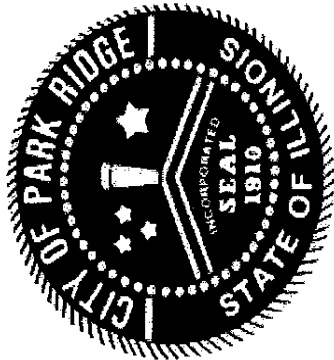
NOTARY PUBLIC

This instrument was prepared by:

John H. Ciprian Jr.
Reda | Ciprian | Magnone LLC
8501 W. Higgins, Suite 440
Chicago, Illinois 60631



UNOFFICIAL COPY



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 # 24-000376

Pin(s)

12-02-114-020-0000

Address

1520 S WESTERN 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

\$1,440.00

Date

05/20/2024

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director