

UNOFFICIAL COPY

PREPARED BY:

Joseph A. LaZara
7246 W. Touhy
Chicago, IL 60631

Doc# 2415802056 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/6/2024 11:46 AM Pg: 1 of 3

Doc ID 20240501608113

ST/Co Stamp 1-940-557-104 ST Tax \$1,400.00 CO Tax \$700.00

MAIL TAX BILL TO:

Paige Jean Byrnes
Connor George Thomas
11 N. Grace Avenue
Park Ridge, IL 60068

MAIL RECORDED DEED TO:

Emily N. Holmes
203 North LaSalle Street, Suite 2100
Chicago, IL 60601

JOINT TENANCY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Ionel Danciu and Lidia Danciu, husband and wife, of the City of Park Ridge, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Paige Jean Byrnes, a single woman and Connor George Thomas, a single man, of 7 Bellflower Street, Dorchester, Massachusetts 02125, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 31 AND LOT 32 IN BLOCK 14 IN IRA BROWN'S ADDITION TO PARK RIDGE, A SUBDIVISION OF ALL OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILWAY, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 09-26-322-013-0000

Property Address: 11 N. Grace Avenue, Park Ridge, IL 60068

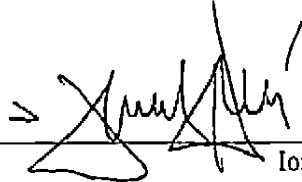
Subject, however, to the general taxes for the year of 2024 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

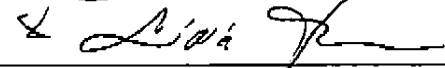
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

UNOFFICIAL COPY

Dated this 29th day of May, 2024



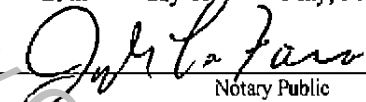
 Ionel Danciu


 Lidia Danciu

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

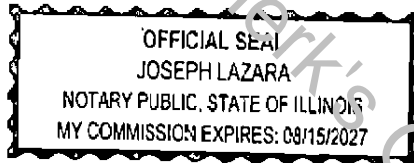
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ionel Danciu and Lidia Danciu, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 29th day of May, 2024



 Notary Public
 My commission expires: _____

Exempt under the provisions of paragraph _____



UNOFFICIAL COPY



CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

p: (847) 318-5222 | transfers@parkridge.us | www.parkridge.us
505 Butler Pl, Park Ridge, Illinois 60068

Certificate # 24-000440

Pin(s)

09-26-322-013-0000

Address

11 N GRACE 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

\$2,800.00

Date

05/31/2024

Property of Cook County Clerk's Office

X

Christopher D. Lipman
Finance Director