


# UNOFFICIAL COPY

## Trustee's Deed

Doc#: 2420820206 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 7/26/2024 10:33 AM Pg: 1 of 4

Mail to:  
Karen M. Patterson, P.C.  
2400 Ravine Way, Suite 200  
Glenview, Illinois, 60025

Doc ID 20240601642594  
ST/Co Stamp 2-020-157-232 ST Tax \$625.00 CO Tax \$312.50

 Executive Land Title  
7794 N. Milwaukee  
Niles, IL 60714

Name and Address of Taxpayer:  
Stephanie J. Richartz and Jonathan Gonzalez  
401 North Western Avenue  
Park Ridge, IL 60068

This Indenture made this 9<sup>th</sup> day of July, 2024, between Rosemary Anne Fiduccia Gaudreault, not individually but as Trustee(s) under the provisions of a trust agreement dated November 30, 2016 and known as Trust No. 001, of the City of Park Ridge, County of Cook, State of Illinois, Grantor(s), and

Stephanie J. Richartz and Jonathan Gonzalez, wife and husband,  
not as tenants in common and not as joint tenants but as tenants by the entirety,  
of 209 N. Waterman Avenue, Prospect Heights, IL 60070

Witnesseth, the Grantor(s), in and for consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), and of every other power and authority the Grantor(s) hereunto enabling, does hereby convey and warrant unto the Grantee(s) in fee simple, the following described real estate situated in the County of Cook, State of Illinois to wit:

Legal description attached as Exhibit A

Commonly known as: 401 North Western Avenue, Park Ridge, IL 60068  
PIN: 09-26-305-007-0000

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Subject to: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record and building lines and easements, if any.

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

In witness whereof the Grantor(s), as Trustee(s) of respective trusts aforesaid, has hereunto set her or his hand and seal the day and year first above written.

*Rosemary A Gaudreault*  
Rosemary Anne Fiduccia Gaudreault

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Rosemary Anne Fiduccia Gaudreault, not individually but as Trustee(s) under the provisions of a trust agreement dated November 30, 2016 and known as Trust No. 001, 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 and delivered the said instrument as her free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal this 9 day of July, 2024.

JA  
Notary Public



**NAME AND ADDRESS OF PREPARER:**

Jessica R. Alms  
Attorney at Law  
Alms & Alms, Ltd.  
2815 Forbs Ave., Suite 107  
Hoffman Estates, IL 60192

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File Number: 20245171

## EXHIBIT "A"

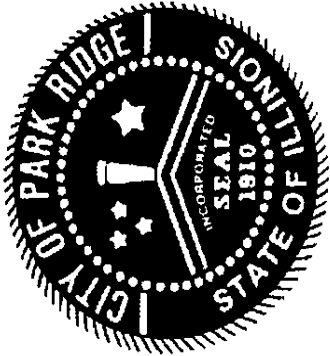
### LEGAL DESCRIPTION

LOT TWENTY (20) IN FEUERBORN AND KLODE'S 2ND ELM STREET ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF LOT 6 IN CHRISTIAN GRUPE'S SUBDIVISION IN THE SOUTHWEST QUARTER (1/4) OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 09-26-305-007-0000

Property Address: 401 N Western Ave., Park Ridge, IL 60068

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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](mailto:transferstamp@parkridge.us) | [www.parkridge.us](http://www.parkridge.us)

Certificate # 24-000600

Pin(s)

09-26-305-007-0000

Address

401 N 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

\$1,250.00

Date

07/22/2024

X *Christopher D. Lipman*

Christopher D. Lipman  
Finance Director