

UNOFFICIAL COPY

8376943 PK
WARRANTY DEED



Doc#: 0828126092 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/07/2008 10:24 AM Pg: 1 of 3

THE GRANTOR,
PRC PARTNERS, LLC,
an Illinois limited liability company, created
and existing under and by virtue of the laws
of the State of Illinois and duly authorized to
transact business in the State of Illinois,
2550 Waukegan Road #220
Glenview, IL 60025

For and in consideration of
the sum of Ten and No/100ths Dollars,
and other good and valuable consideration
in hand paid, conveyed and warrants to:

**50% Undivided Interest to Renzo Franceschini and Maria Franceschini, as
Joint Tenants and 50% Undivided Interest to Joseph Franceschini and
Rita Franceschini, as Joint Tenants**
Unit #120-409, 120 N. Northwest Highway
Park Ridge, IL 60068

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
(See Legal Attached Hereto)

Permanent Real Estate Index Number: 09-26-424-001 & 002-0000

Address of Real Estate: Unit #120-409, 120 N. Northwest Hwy., Park Ridge, IL 60068

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be
signed to these presents by its Manager, this 26th day of September, 2008.

PRC PARTNERS, LLC, an Illinois limited liability company,

By: 
Jerry S. James, a Manager

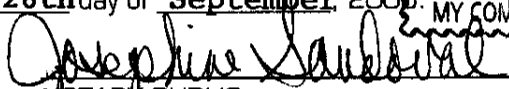


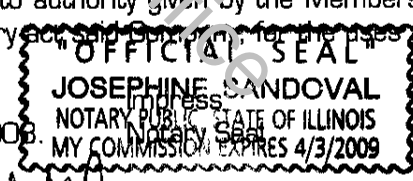
CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 28602

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County, in the State
aforesaid, DO HEREBY CERTIFY that Jerry S. James personally known to me to be a Manager of PRC
PARTNERS, LLC, an Illinois limited liability company, and 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
as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of
said Company, as their free and voluntary act, and as the free and voluntary act, and as the free and voluntary act,
and purposes therein set forth.

Given under my hand and official seal, this 26th day of September 2008.

Commission expires 4-3-09


NOTARY PUBLIC



This instrument was prepared by: John H. Jackson, 33 N. LaSalle St., Ste. 2030 Chicago, IL 60602

Mail to: Mr. Dennis DaPrato
7507 W. Belmont
Chicago, IL 60634

Send subsequent tax bills to:
Renzo Franceschini
901 Kensington Pl
Mount Prospect, IL
60056

BOX 333-CT

3K9

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



OCT.-5.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000052069

REAL ESTATE TRANSFER TAX
00405.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT.-3.08

REVENUE STAMP

0000052451

REAL ESTATE TRANSFER TAX
00202.50
FP 103034

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PARCEL 1:

UNIT NUMBER 120-409 IN THE RESIDENCES OF UPTOWN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN PLAT OF SUBDIVISION UPTOWN REDEVELOPMENT PHASE 3, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814116029, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P- 162, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT 0814116029.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED AND SET FORTH IN THE EASEMENT AND OPERATING AGREEMENT FOR UPTOWN PHASE III, RECORDED AS DOCUMENT 0814116028.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.