

16 PST 637086

# UNOFFICIAL COPY

Doc#: 1617539090 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/23/2016 09:40 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED Statutory (Illinois)

Dec ID 20160601621086  
ST/CO Stamp 0-812-561-728 ST Tax \$346.00 CO Tax \$173.00

### MAIL TO:

Avni B. Shah  
2015 West Fullerton Av  
Chicago, IL 60647

### NAME & ADDRESS OF TAXPAYER:

Jeremy Bell  
120 N. Northwest Highway #309  
Park Ridge, IL 60068

THE GRANTOR, **EQUITY TRUST COMPANY, custodian for the benefit of ANTONE S. UJHELYI, TRA**, P.O. Box 451340, Westlake, Ohio 44145, duly authorized to transact business in the State of Illinois and in consideration of TEN (\$10.00) DOLLARS, receipt of which is acknowledged and in pursuance of the power and authority vested in the Grantor as Trustee and of every other power and authority enabling the Grantor does CONVEY AND WARRANT to **JEREMY BELL**,

a single man, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit number 120-309 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 May 20, 2008 as document number 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-18 and P-159, 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.

# UNOFFICIAL COPY

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee(s), its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following: see exhibit A

Permanent Index Number: 09-26-424-004-1019

Property Address: 120 N. Northwest Highway #309, Park Ridge, IL 60068

DATED this \_\_\_\_\_ day of June, 2016

*[Handwritten Signature]*

**Jeffrey S Brown**  
Corporate Alternate Signer

**EQUITY TRUST COMPANY, custodian for the benefit of ANTONE S. UJHELYI, IRA**

State of Illinois )  
County of Cook ) SS



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 42134

I, the undersigned, a notary public in and for said County and State do hereby certify that Jeffrey S. Brown personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before this day in person and acknowledged that as CORP ALT SIGNER (title), he/she signed and delivered the instrument for **EQUITY TRUST COMPANY, custodian for the benefit of ANTONE S. UJHELYI, IRA** and, pursuant to authority, as its free and voluntary act, and as the free and voluntary act and deed of the **EQUITY TRUST COMPANY, custodian for the benefit of ANTONE S. UJHELYI, IRA**, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this \_\_\_\_\_ day of June, 2016.

*[Handwritten Signature]*

Notary Public



**MONICA KETCHAM**  
Notary Public, State of Ohio  
My Commission Expires  
December 25, 2019

Name and Address of Preparer: Karen A. Lamont  
1824 Stewart Avenue  
Park Ridge, IL 60068

# UNOFFICIAL COPY

## Exhibit A

Subject to:

general real estate taxes not due and payable at the time of Closing;

installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

V. A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded May 20, 2008 as document No. 0814116029, as amended from time to time; and

B) Limitations and conditions imposed by the Condominium Property Act.

I. Terms, conditions, provisions and limitations contained in the Redevelopment Agreement dated January 5, 2005 and recorded January 20, 2005 as document number 0502059101 by and between the city of Park Ridge, Illinois, an Illinois municipal corporation and PRC Partners, LLC, an Illinois Limited Liability Company.

J. Terms and provisions contained in the Easement and Operating Agreement for Uptown Phase 3, recorded May 20, 2008 as document number 0814116028, relating to easements in favor of the residential property and the commercial property; services; structural support; compliance, liens and zoning; real estate taxes; insurance; maintenance and repairs; liens, rights and remedies; arbitration; estoppel certificates; amendments and alterations; and other miscellaneous matters.

K. Public Utility Easement as shown on the Uptown Development Phase 3 Subdivision, recorded February 21, 2008 as document 0805203049.

L. Easement in favor of the Commonwealth Edison Company, AT&T Communications, Inc and Comcast, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded February 21, 2008 as document no. 0805203049.

M. Easement in favor of Nicor Gas company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property,

# UNOFFICIAL COPY

together with the right of access to said equipment, and the provisions relating thereto contained in the plat recorded February 21, 2008 as document no. 0805203049

N. Grant of Easement between Comcast of Illinois XI, LLC, its successors and assigns and Prc Partners, LLC,, and its/their respective successors and assigns, an easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, etc, at any time and from time to time, a broadband communications systems to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded December 18, 2007 as document no. 0735235127.

O. Illinois Department of Transportation Certificate as noted on the Uptown Redevelopment Phase 3 Subdivision recorded as document 0805203049 stating that there shall be no direct vehicle access from Lot 1 to Touhy Avenue.

P. Certificate of Dedication as noted on the Uptown Redevelopment Phase 3 Subdivision, recorded as document 0805203049 dedicate all utility easements and drainage areas unto the mayor and city council of Park Ridge, Illinois and reserve the fee simple title to all rights-of-way, streets, alleys, open spaces and other Public sites shown hereon.

**REAL ESTATE TRANSFER TAX**

21-Jun-2016



COUNTY:	173.00
ILLINOIS:	346.00
TOTAL:	519.00

09-26-424-004-1019

| 20160601621086 | 0-812-561-728

Cook County Clerk's Office