

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 1623904075 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2016 02:35 PM Pg: 1 of 2

160753001668

THE GRANTORS, *John E. Cox and Alma T Cox, husband and wife*, of 1781 Arbor Drive, Fernandina Beach, Florida, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEY and WARRANT to *Thomas D. Grusecki and John D. Spina, co-trustees of the Imago Trust dated September 12, 2013* of 528 South Engel Boulevard, Park Ridge, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions, restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of closing.

THIS IS NOT HOMESTEAD PROPERTY

Address of Real Estate: 170 North Northwest Highway, Unit 315, Park Ridge, Illinois, 60068

Permanent Real Estate Index Number: 09-26-423-014-1032

DATED this 12 day of August, 2016

[Signature]
JOHN E. COX

[Signature]
ALMA T. COX

State of Florida
County of Nassau

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *John E. Cox and Alma T Cox*, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of Homestead.

Given under my hand and official seal, this 12 day of August, 2016.

[Signature]
NOTARY PUBLIC

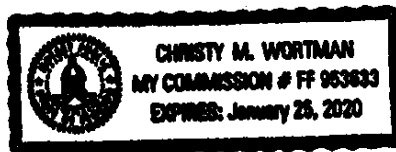
THIS INSTRUMENT PREPARED BY: *Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800*

AFTER RECORDING, MAIL TO:
John D. Spina, Esq.
7610 West North Avenue
Elmwood Park, Illinois 60707

SEND SUBSEQUENT TAX BILLS TO:
Imago Trust dated September 12, 2013
170 North Northwest Highway
Unit 315
Park Ridge, Illinois 60068



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 42379



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REAL ESTATE TRANSFER TAX	23-Aug-2016
COUNTY:	195.00
ILLINOIS:	390.00
TOTAL:	585.00

09-26-423-014-1032 | 20160801645625 | 0-504-171-328

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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LEGAL DESCRIPTION

PARCEL 1: UNIT 315 IN THE RESIDENCES OF UPTOWN LOFT CONDOMINIUM S DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN UPTOWN REDEVELOPMENT PHASE 2, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0631715057 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF G-15 AND G-16, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO TH DECLARATION AFORESAID, RECORDED AS DOCUMENT 0631715057.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED BY AND SET FOR IN THE EASEMENT AND OPERATION AGREEMENT FOR UPTOWN PHASE 11, RECORDED AS DOCUMENT 062922162.

Address of Real Estate: 170 North Northwest Highway, Unit 315, Park Ridge, Illinois 60068

Permanent Real Estate Index Number: 09-26-423-014-1032

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

170 North Northwest Highway
Unit 315
Park Ridge, Illinois 60068

John E. Cox
Alma T Cox

to

Thomas D. Grusecki and John D. Spina
co-trustees of the Imago Trust dated
September 12, 2013

Property of Cook County Clerk's Office