

17 PST 162261 PK

UNOFFICIAL COPY

WARRANTY DEED
(ILLINOIS)
(Individual to Individual)

Doc#: 1801718016 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/17/2018 09:55 AM Pg: 1 of 3

Dec ID 20180101678040
ST/CO Stamp 1-570-918-944 ST Tax \$385.00 CO Tax \$192.50

THE GRANTOR(s), Kenneth J. Tripi, divorced and not since remarried, of the City of Park Ridge, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars, and in hand paid, CONVEYS and WARRANTS to Grantee, John Pezzuto, of the Village of Norridge, County of Cook, State of 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

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

SUBJECT TO: General taxes for 2017 and subsequent years and covenants, conditions, and restrictions of record.

Permanent Index Number (PIN): 09-26-424-004-1007
Address(es) of Real Estate: 120 N. Northwest Highway, Unit 207, Park Ridge, Illinois 60068

DATED this 12th day of January, 2018.



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 44183

Kenneth J. Tripi (SEAL)
Kenneth J. Tripi

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth J. Tripi, divorced and not since remarried, 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 he signed, sealed and delivered the said instrument as his 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 official seal, this 12th day of January, 2018.

Commission expires 6-15 2021 Elizabeth Chmielewski
Notary Public



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This instrument was prepared by: Gregory G. Castaldi, Esq., 5521 N. Cumberland, Suite 1109, Chicago, Illinois 60656.



MAIL TO:

James A. Marino, Esq.
5521 N. Cumberland, #1109
Chicago, Illinois 60656

Send Subsequent Bills to:

John Pezzuto
120 N. Northwest Hwy., #207
Park Ridge, Illinois 60068

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		16-Jan-2018
		COUNTY: 192.50
		ILLINOIS: 385.00
		TOTAL: 577.50
09-26-424-004-1007	20180101678040	1-570-318-044

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LEGAL DESCRIPTION

Order No.: 17PST162261PK

For APN/Parcel ID(s): 09-26-424-004-1007

Parcel 1:

Unit 120-207 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 East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium, recorded as document 0814116029, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-79, 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.