

UNOFFICIAL COPY

1922964 ①

TRUSTEE'S DEED

Statutory (Illinois)
(Individual to Individual)

Doc#: 1922645005 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/14/2019 09:11 AM Pg: 1 of 3

Dec ID 20190801651462
ST/CO Stamp 0-323-935-328 ST Tax \$390.00 CO Tax \$195.00

This Agreement made this 5th day of August, 2019, between Thomas D. Grusecki and John D. Spina, as co-trustees of the Imago Trust dated September 12, 2013, Grantor, of Park Ridge, Illinois, and Beth Ann McGady, as trustee of the Timothy McGady and Beth Ann McGady trust dated June 25, 2013, of 6701 North Legett Street, Chicago, Illinois Grantee(s).

WITNESS: The Grantor in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Subject To: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements established by or implied from the Declaration of Condominium and any amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium and any amendments thereto; and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Property Address: 170 N. Northwest Highway, 217, Park Ridge, IL 60068

Permanent Index Number: 09-26-423-014-1017

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

[SIGNATURE PAGE TO FOLLOW]

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor, Thomas D. Grusecki and John D. Spina, as co-trustees of the Imago Trust dated September 12, 2013, as Trustee as aforesaid, has hereunto set his/her hand and seal the day and year first above written.

Thomas D. Grusecki

Thomas D. Grusecki, as Co- Trustee

[Signature]

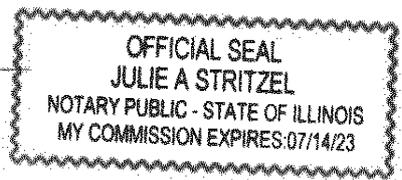
John D. Spina, as Co- Trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas D. Grusecki and John D. Spina, as co-trustees of the Imago Trust dated September 12, 2013, as Trustee, 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/she signed, sealed and delivered the said instrument as his/her 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 30th day of August, 2019.

[Signature]
Notary Public



Commission expires: 7/14/23

This instrument was prepared by:

Spina McGuire & Okal, P.C.
John D. Spina
7610 West North Avenue
Elmwood Park, IL 60707

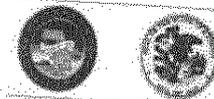


CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 39110

Mail To:

Mr. Michael Winkelstein
Attorney at Law
135 S. LaSalle Street
Chicago, IL 60603

REAL ESTATE TRANSFER TAX



12-Aug-2019
COUNTY: 195.00
ILLINOIS: 390.00
TOTAL: 585.00

09-26-423-014-1017 | 20190801651462 | 0-323-935-328

Send Subsequent Tax Bills To:

Beth Ann McGady
170 N. Northwest Highway, 217
Park Ridge, IL 60068
OR

Recorder's Office Box No.: _____



UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 217 IN THE RESIDENCES OF UPTOWN LOFT CONDOMINIUM AS 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 NUMBER 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-5,G-6 and S-217, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 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 FORTH IN THE EASEMENT AND OPERATION AGREEMENT FOR UPTOWN PHASE II, RECORDED AS DOCUMENT NUMBER 0629222162.

COMMONLY KNOWN AS: 170 N. Northwest Highway, 217, Park Ridge, IL 60068

PERMANENT INDEX NUMBER: 09-26-423-014-1017