

UNOFFICIAL COPY

Doc#: 2007816004 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/18/2020 09:37 AM Pg: 1 of 3

Dec ID 20200301635051
ST/CO Stamp 0-703-717-216 ST Tax \$300.00 CO Tax \$150.00

2024834

TRUSTEE'S DEED

Statutory (Illinois)
(Individual to Individual)

This Agreement made this ¹²~~16~~th day of March, 2020, 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 Andrew Weisheit, a single man of 817 S. Aldine, Park Ridge, IL 60068, 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

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

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, 213, Park Ridge, IL 60068

Permanent Index Number: 09-26-423-014-1013

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

REAL ESTATE TRANSFER TAX

16-Mar-2020



COUNTY:	150.00
ILLINOIS:	300.00
TOTAL:	450.00

09-26-423-014-1013

20200301635051 | 0-703-717-216

[SIGNATURE PAGE TO FOLLOW]

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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

[Signature]

Thomas D. Grusecki, as Co- Trustee

[Signature]

John D. Spina, as Co- Trustee



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 35775

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 use and purposes therein set forth, including the release and waiver of the right of homestead.

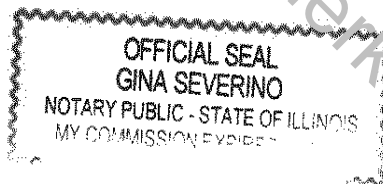
Given under my hand and official seal, this 12th day of March 2020

[Signature]
Notary Public

Commission expires: 3/17/23

This instrument was prepared by:

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



Mail To:

Mr. Nick Lagattuta
Attorney at Law
1515 E. Woodfield Road
Schaumburg, IL 60173

Send Subsequent Tax Bills To:
Andrew Weisheit
170 N. Northwest Highway
213
Park Ridge, IL 60068

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Parcel 1:

Unit number 213 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 $\frac{1}{4}$ of section 26, township 41 north, range 12, east of the third principal meridian, in the cook county, Illinois; 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 elements.

Parcel 2:

The exclusive right to the use of G-60, a limited common element, as delineated on the survey attached to the 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 forth in the easement and operation agreement for uptown phase 11, recorded as document number 062922162