

# UNOFFICIAL COPY

## Warranty Deed Illinois Statutory

Doc#: 2103521120 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/04/2021 11:04 AM Pg: 1 of 4

Dec ID 20201101655254  
ST/CO Stamp 1-906-106-384 ST Tax \$595.00 CO Tax \$297.50

Mail to:

Name & Address of Taxpayer:

Tony Aukett  
20 S. Fairview Ave, 3N  
Park Ridge, IL 60068  
68

This Space is for Recorder's Office use only

THE GRANTOR(s), Ramon Ortega and Gwendolyn Brink n/k/a Gwendolyn Ortega, husband and wife, for and in consideration of \$10.00 DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Tony Aukett and Carla Aukett, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

**SUBJECT TO:** General real estate taxes for 2020 and subsequent years, building lines or other use or occupancy restrictions, covenants, conditions, and restrictions of record, condominium declaration and bylaws; zoning laws and ordinances; easements for public utilities.

Permanent Index Number(s): 09-35-202-031-1004; 09-35-202-031-1009

Property Address: 20 S Fairview Ave, Unit 3N, Park Ridge, IL 60068

Dated this 2 day of November, 2020.

**FIRST AMERICAN**  
**FILE # AF1000311**

1042

Signature(s) of Grantor(s):

Ramon Ortega

Gwendolyn Ortega  
Gwendolyn Brink n/k/a Gwendolyn Ortega

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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 Ramon Ortega and Gwendolyn Ortega, is/are personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that they signed, sealed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 2 day of November 2020

Angela Morales Gomez  
NOTARY PUBLIC

My commission expires: 6/25/24



Name & Address of Preparer:  
William A. Galioto, Esq.  
Innovate Legal  
2541 W Division St  
Chicago, IL 60622

Cook County Clerk's Office

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# CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler PL, Park Ridge, Illinois 60068  
p: (847) 318-5222 | [transferstamp@parkridge.us](mailto:transferstamp@parkridge.us) | [WWW.PARKRIDGE.US](http://WWW.PARKRIDGE.US)

Certificate # 20-000162

Pin(s)

09-35-202-031-1004

Address

20 S FAIRVIEW AVE UNIT 3N

*This certificate acts as a receipt that the above-mentioned party  
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$1,190.00

Date

11/10/2020

X *Andrea Lamberg*

Andrea Lamberg  
Finance Director

EXHIBIT A

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## LEGAL DESCRIPTION

Legal Description: PARCEL 1 : UNITS 3N AND P-3 IN THE FAIRVIEW STATION SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 18, IN BLOCK 5, IN L. HODGES ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1619034038, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

EXCEPTING THEREFROM COMMERCIAL PROPERTY DESCRIBED AS FOLLOWS:

PARCEL 1 (COMMERCIAL SPACE): THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +648.47 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +659.27 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 1.34 FEET SOUTHWESTERLY AND 8.07 FEET NORTHWESTERLY OF THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTHWESTERLY, A DISTANCE OF 41.38 FEET, THENCE NORTHWESTERLY, A DISTANCE OF 5.50 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 1.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 10.69 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 2.46 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 5.66 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 2.50 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 6.00 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 13.93 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 17.36 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 9.05 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 11.50 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 19.38 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 24.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: (COMMERCIAL PARKING UNITS P-7 TO P-10): THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +647.44 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +655.44 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 2.60 FEET SOUTHEASTERLY AND 7.08 FEET NORTHEASTERLY OF THE NORTHWEST CORNER OF SAID LOT 18; THENCE NORTHEASTERLY, A DISTANCE OF 33.00 FEET, THENCE SOUTHEASTERLY, A DISTANCE OF 17.71 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 6.50 FEET, THENCE SOUTHEASTERLY, A DISTANCE OF 8.50 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 17.50 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 8.50 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 9.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 17.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 1619034038.

Permanent Index #'s: 09-35-202-031-1004 (Vol. 096) and 09-35-202-031-1009 (Vol. 096)

Property Address: 20 South Fairview Avenue, 3N, Park Ridge, Illinois 60068