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Doc# 2115428379 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/03/2021 01:59 PM Pg: 1 of 5

Dec ID 20210501640027

ST/CO Stamp 0-774-330-640 ST Tax \$500.00 CO Tax \$250.00

This Instrument prepared by:
J. David Ballinger, Esq.
805 Lake Street, #219
Oak Park, Illinois 60301

And after recording return to:

CFP Properties LLC
6625 N. Avondale
Chicago, IL 60631

SEND ALL SUBSEQUENT TAX

BILLS TO:

CFP Properties LLC
6625 N. Avondale
Chicago, IL 60631

JP 21-00242 Doc 3
21900-12
MTC DC

WARRANTY DEED

THIS WARRANTY DEED is made as of this ^{26th} day of May, 2021, between **MARK PETERSON**, single and never married ("Grantor"), and **CFP PROPERTIES, LLC - TOUHY CONDO**, an Illinois limited liability company ("Grantee"). For and in consideration of the sum of Ten and No Dollars (\$10.00), and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, Grantor REMISES, RELEASES, ALIENATES AND CONVEYS to Grantee and its successors and assigns, FOREVER, all of Grantor's right, title and interest in and to the follow described real estate, situated in Cook County in the State of Illinois, known and described as follows:

Parcel 1:

Unit Number 600-207 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, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-171 and P-172, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid, recorded as Document 0814116029.

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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.

PIN: 09-26-424-004-1089

Commonly known as: 600 West Touhy, Unit 207, Park Ridge, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions set forth on Exhibit "A", attached hereto and made a part hereof.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provision of said declaration were recited and stipulated at length herein.

THIS IS NOT HOMESTEAD PROPERTY.

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IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date first written above.

GRANTOR:

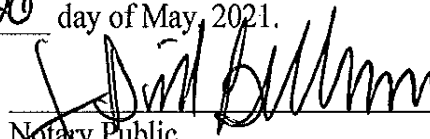


MARK PETERSON

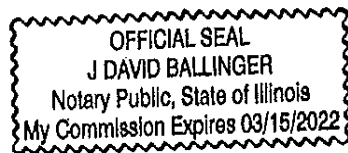
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **MARK PETERSON** 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 their free and voluntary act and for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26th day of May, 2021.



Notary Public



Property of Cook County Clerk's Office

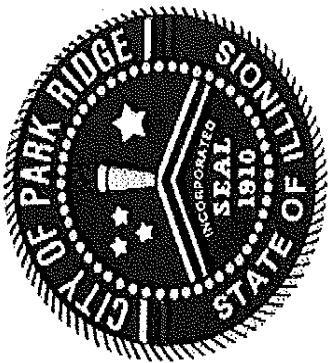
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EXHIBIT A

Permitted Exceptions

1. Real Estate Taxes not yet due and payable.
2. Acts of the Grantee.
3. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded May 20, 2008 as Document No. 0814116029, as amended from time to time; and (B) limitations and conditions imposed by the condominium property act.
4. The developer has reserved the right to add property to the condominium and, in the event of such addition, to reallocate percentage interests in the common elements. The right to add property expires May 20, 2011.
5. Terms, conditions, provisions and limitations contained in the redevelopment agreement dated January 5, 2005 and recorded January 20, 2005 as Document No. 0502039101 by and between the City of Park Ridge, Illinois, an Illinois Municipal Corporation and Prc Partners, LLC, an Illinois Limited Liability Company.
6. Terms and provisions contained in the easement and operating agreement for uptown phase III, recorded May 20, 2008 as Document No. 0814116028, relating to easements in favor of the residential property and the commercial property; services; structural support; compliance, liens and zoning; real estate taxes; insurance; maintenance and repairs; liens, rights and remedies; arbitration; estoppel certificates; amendments and alterations; and other miscellaneous matters.
7. Public utility easement as shown on the uptown development phase 3 Subdivision, recorded February 21, 2008 as Document No. 0805203049.
8. Easement in favor of the Commonwealth Edison Company, AT&T Communications, Inc. and Comcast, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded February 21, 2008 as Document No. 0805203049.
9. Easement in favor of Nicor gas company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment and the provisions relating thereto contained in the Plat recorded February 21, 2008 as Document No. 0805203049.
10. Grant of easement between Comcast of Illinois XI, LLC, its successors and assigns and PRC Partners, LLC, and their respective successors and assigns, an easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, etc, at any time and from time to time, a broadband communications systems to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded December 18, 2007 as Document No. 0735235127.
11. Illinois Department of Transportation Certificate as noted on the uptown redevelopment phase 3 subn recorded as Document No. 0805203049 stating that there shall be no direct vehicle access from Lot 1 to Touhy Avenue.

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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 | WWW.PARKRIDGE.US

Certificate # 21-000523

Pin(s)

09-26-424-004-1089

Address

600 W TOUHY AVE UNIT 207

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

Property Transfer Tax

\$1,000.00

Date

05/26/2021

X

Joseph C. Gilmore
City Manager

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