

# UNOFFICIAL COPY

Accommodation  
Recording

Doc#: 2130904082 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/05/2021 08:34 AM Pg: 1 of 4

## QUITCLAIM DEED

Dec ID 20211001605355  
ST/CO Stamp 1-582-140-560

**THE GRANTOR, THOMAS C. WALLACE, an unmarried man, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUITSCCLAIM unto to THOMAS C. WALLACE, AS TRUSTEE OF THE THOMAS WALLACE TRUST DATED DECEMBER 2, 2020, of 170 N. Northwest Hwy, Unit 304, Park Ridge, Illinois, County of Cook, all interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:**

### LEGAL DESCRIPTION:

See attached Exhibit A

**PIN:** 09-26-423-014-1021

**Street Address:** 170 N. Northwest Hwy, Unit 304, Park Ridge, Illinois, County of Cook  
60068,

**SUBJECT TO:** covenants, conditions and restrictions of record, all private, public and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements.

Dated this 3<sup>rd</sup> day of


December, 2020

Exempt under provisions of paragraph e

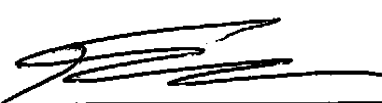
35 ILCS 200/31-45 – Property Tax Code

12-3-2020

Date

  
Thomas C. Wallace

In witness Whereof, the GRANTOR has caused his name to be signed hereto.

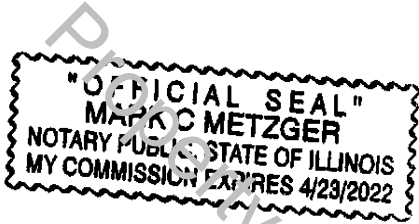
  
THOMAS C. WALLACE

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STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT THOMAS C. WALLACE, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 3 day of December, 2020



Mark Metzger (Notary Public)

**Prepared By:** Mark C. Metzger  
1807 W. Diehl Rd, Ste 105  
Naperville, IL 60563

**Mail To:**

THOMAS C. WALLACE, TRUSTEE  
170 N. Northwest Hwy, Unit 304  
Park Ridge, Illinois 60631

REAL ESTATE TRANSFER TAX		04-Nov-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
09-26-423-014-1021	2021001605355	1-582-140-560

**Name & Address of Taxpayer:**

THOMAS C. WALLACE, TRUSTEE  
170 N. Northwest Hwy, Unit 304  
Park Ridge, Illinois 60631

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## EXHIBIT A

### Legal Description:

PARCEL 1: UNIT 304 IN THE RESIDENCES OF UPTOWN LOFT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT I 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 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-65A 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, ENJOYMENT FOR THE BENEFIT OF PARCEL I AND OTHER PROPERTY AS CREATED BY AND SET FORTH IN THE EASEMENT AND OPERATION AGREEMENT FOR UPTOWN PHASE II, RECORDED AS DOCUMENT 0629222162

**PIN:** 09-26-423-014-1021

**Street Address:** 170 N. Northwest Hwy, Unit 304, Park Ridge, Illinois, County of Cook

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/26, 2021



Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Mark C. Metzger  
This 26 day of October, 2021  
Notary Public Annie K. Novak



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 10/26, 2021

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Mark C. Metzger  
This 26 day of October, 2021  
Notary Public Annie K. Novak



**Note:** Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)