

# UNOFFICIAL COPY

Doc#: 2216812114 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/17/2022 07:52 AM Pg: 1 of 4

Dec ID 20220501626933  
ST/CO Stamp 1-105-670-224 ST Tax \$459.00 CO Tax \$229.50

(C+) JMSC 714 0030H  
1581

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Neil Kaiser  
716 Lee Street  
Des Plaines, IL 60016

### MAIL REAL ESTATE TAX BILL TO:

Robert Iverson  
120 N. Northwest Hwy., Unit 305  
Park Ridge, IL 60068

(Reserved for Recorders Use Only)

**THE GRANTOR: Gregory J. Rohatsch, unmarried, of 120 N. Northwest Hwy., Unit 305, Park Ridge, IL 60068, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Robert Iverson, unmarried of 170 N. Northwest Highway, Unit 203, Park Ridge, IL 60068 to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:**

### SEE ATTACHED LEGAL DESCRIPTION

**Commonly known as:** 120 N. Northwest Hwy., Unit 305, Park Ridge, IL 60068

**PIN:**

~~09-26-424-1015~~

09-26-424-004-1015

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

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DATED this 3<sup>rd</sup> day of JUNE, 2022.

  
 \_\_\_\_\_  
 Gregory J. Rohatsch

STATE OF ILLINOIS )  
 )SS  
 COUNTY OF LAKE )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Gregory J. Rohatsch**, 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 individually acknowledged that he/she signed 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 3<sup>rd</sup> day of JUNE, 2022.

  
 \_\_\_\_\_  
 Notary Public

**NAME AND ADDRESS OF PREPARER:**

Paul Fosco  
 Attorney at Law  
 777 Lake Zurich Rd., Suite 130  
 Barrington, IL 60010



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## LEGAL DESCRIPTION

Order No.: 22MSC714003OH

For APN/Parcel ID(s): 09-26-424-004-1015

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PARCEL 1:

UNIT 120-305 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, AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

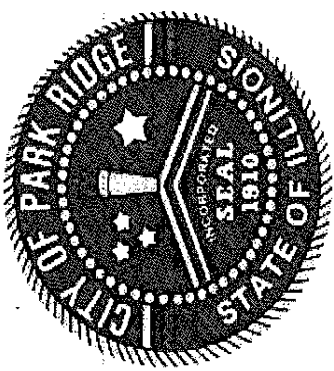
THE EXCLUSIVE RIGHT TO THE USE OF P-41, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT 0814116029.

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.

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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 # 22-000601


Pin(s)  
09-26-424-004-1015

Address  
120 N NORTHWEST HWY UNIT 305

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

Property Transfer Tax  
\$918.00

Date  
06/02/2022

X   
Joseph C. Gilmore  
City Manager

Property of Cook County Clerk's Office