

UNOFFICIAL COPY

Doc#: 2223607081 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2022 11:06 AM Pg: 1 of 4

Dec ID 20220701690560
ST/CO Stamp 0-683-872-848 ST Tax \$395.00 CO Tax \$197.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Joseph Franceschini, Rita Franceschini, as to an undivided 50% interest and Renzo Franceschini, and Maria Franceschini as to an undivided 50% interest

Chicago Title

22 GND044112PK

(The Above Space for Recorder's Use Only)

THE GRANTORS Joseph Franceschini and Rita Franceschini, a married couple, of ¹¹² as to an undivided 50% interest and Renzo Franceschini and Maria Franceschini, a married couple, of as to an undivided 50% interest, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Kevin Edward Hunt, an unmarried man, of 205 W. Touhy Avenue, Park Ridge, IL 60068, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): 09-26-424-004-1029

Property Address: 120 Northwest Highway, Unit 409, Park Ridge, IL 60068

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.


Dated this 29th day of July, 2022.




Joseph Franceschini



Renzo Franceschini



Rita Franceschini



Maria Franceschini


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STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph Franceschini, Rita Franceschini, Renzo Franceschini, and Maria Franceschini personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 29th day of July, 2022.





Notary Public

THIS INSTRUMENT PREPARED BY
James R Nelson
Law Office of James R. Nelson & Associates LLC
617 Devon Ave.
Park Ridge, IL 60068

MAIL TO:

Howard A. Balikov, Ltd.
400 Central Ave.
Ste 310
Northfield, IL 60093

SEND SUBSEQUENT TAX BILLS TO:

Kevin Hunt
120 Northwest Highway
Unit 409
Park Ridge, IL 60068

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

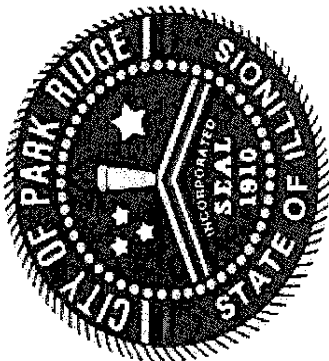
UNIT NUMBER 120-409 IN THE RESIDENCES OF UPTOWN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN PLAT OF SUBDIVISION UPTOWN REDEVELOPMENT PHASE 3, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; 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.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-162, 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



CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler P., Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US

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Certificate # 22-000806

Pin(s)

09-26-424-004-1029

Address

120 N NORTHWEST HWY UNIT 409


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

Property Transfer Tax

\$790.00

Date

07/26/2022

X 

Joseph C. Gilmore
City Manager

Cook County Clerk's Office