

UNOFFICIAL COPY

767388

1 of 1

Warranty Deed

When recorded mail to:

JAMES TIMMONY
6514 W. CORNELL
BRADYVILLE
60402

Send subsequent tax bills to:

DEBRA J. JOHNSON
2505 RIDGE AVE
Downers Grove
60413

Doc#: 2224204231 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2022 09:42 AM Pg: 1 of 5

Dec ID 20220801613367
ST/CO Stamp 0-861-612-624 ST Tax \$585.00 CO Tax \$292.50

The Grantors, Lino Vlahakis and Sofia Vlahakis, husband and wife, of the Village of Green Oaks, County of Lake, State of Illinois, for and in consideration of the sum of Ten U.S. Dollars (\$10.00), and other good and valuable consideration in hand paid, convey and warrant to the Grantee, **Debra J. Johnson**, as Trustee of the First Restatement of the Debra J. Johnson Trust dated March 1, 2014, all interest in the following described real estate in the County of Cook, in the State of Illinois:

PARCEL 1: UNIT NUMBER 600-303 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 "P" 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-135A & 135B, 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 II, RECORDED AS DOCUMENT 0814116028.

Permanent Real Estate Index Number: 09-26-424-004-1094
Address of Real Estate: 600 W. Touhy Avenue, Unit 303, Park Ridge, IL 60068

Subject to the following, if any: (1) General real estate taxes for the year 2021 and subsequent years; (2) private, public, and utility easements of record, if any; (3) the condominium declaration and by-laws, if any; (4) Buyer's mortgages of record, if any; and (5) covenants, conditions, and restrictions of record.

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

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

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Dated this 18 Day of August, 2022

Dino Vlahakis
Dino Vlahakis

Sofia Vlahakis
Sofia Vlahakis

Debra J. Johnsen, as Trustee of the First
Restatement of the Debra J. Johnsen
Trust dated March 1, 2014
Name of Grantee

600 W. Touhy Ave, Unit 303
Park Ridge, IL 60068

Debra J. Johnsen, as Trustee of the First
Restatement of the Debra J. Johnsen
Trust dated March 1, 2014
Name for Tax Billing

600 W. Touhy Ave, Unit 303
Park Ridge, IL 60068

Name of Person Preparing Deed:

Michael A. Settanni
Otto & Settanni, P.C.
3 South Prospect Avenue, Suite 206
Park Ridge, Illinois 60068

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 **Sofia Vlahakis** and **Dino Vlahakis** personally known to me to be the same people whose names 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.

Given under my hand and notarial seal this 18 day of ~~June~~^{August}, 2022.

Frederick J Otto
Notary Public

My Commission Expires: 9/16/2023



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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 # 22-000893

Pin(s)

09-26-424-004-1094

Address

600 W TOUCHY AVE UNIT 303

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

Property Transfer Tax

\$1,170.00

Date

08/18/2022

X Joseph C. Gilmore
City Manager

Property of Cook County Clerk's Office

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File No: 767388

EXHIBIT "A"

PARCEL 1: UNIT NUMBER 600-303 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.

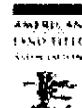
PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-135A&135B , A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT 0814116029.

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 0814116029.

Pin: 09-26-424-004-1094

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

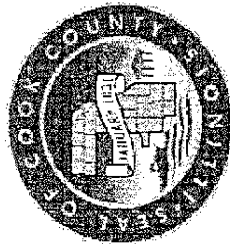
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REAL ESTATE TRANSFER TAX

26-Aug-2022



COUNTY:

292.50

ILLINOIS:

585.00

TOTAL:

877.50

09-26-424-004-1094

20220801613367

0-861-612-624

Property of Cook County Clerk's Office