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2000-12-06 08:51:28
Cook County Recorder 27.00

ST5019752
WARRANTY DEED

Tenancy by the Entirety



MAIL TO:

Steven A. Stender, Esq.
Much, Shelist, Freed, et al.
200 N. LaSalle Street, Suite 2100
Chicago, IL 60601-1095

THE GRANTOR, F.L. COOPER, n/k/a Tamara Dempsey, married to Jay E. Dempsey, of the City of Highland Park, County of Lake, State of Illinois, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to

MILTON PINSKY and ELIZABETH PINSKY, husband and wife, of the Village of Glencoe, Illinois, not as Joint Tenants or as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described real estate situated in the County of Cook and State of ILLINOIS, to-wit:

THE WESTERLY 12' OF LOT 2 (EXCEPT THAT PART LYING NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 2, WHICH IS 10 FEET SOUTHWESTERLY OF THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT) ALL IN H.L. PERLMAN'S SUBDIVISION OF THE NORTHWESTERLY HALF OF BLOCK 15 IN GLENCOE, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 5, A PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, AND PART OF THE NORTH HALF OF SECTION 7, AND THE NORTH FRACTIONAL HALF OF SECTION 8, ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1946, AS DOCUMENT 13759966, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 70 BEACH AVENUE, GLENCOE, ILLINOIS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety forever,

SUBJECT TO:

1. Grantee assumes the payment of real estate taxes on the subject property being conveyed by this Deed (the "Subject Property") for the year 2000, and subsequent years.
2. It is an express covenant and condition as a part of the sale price of the property that if Grantee sells, or lists the property for sale within five (5) years of the date of this Deed, that Grantor, or their descendants to whom they or their descendants transfer beneficial interest or title to the adjoining Dempsey parcel, shall have the right to repurchase the Subject

BOX 333-CTI

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Property of Cook County Clerk's Office

COOK
CO. NO. 018

312005



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEC-4'00

☆☆☆
DEPT. OF
REVENUE

163.50

340051

REAL ESTATE TRANSACTION TAX

REVENUE

STAMP DEC-4'00

P.D. 11427



91.75

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Property, free and clear of any liens except current taxes, at a price of \$183,500 plus interest compounded at five percent (5%) annually from the date of this deed. This right of repurchase shall be exercised in writing within 30 days of receipt of written notice from Grantee, with closing to be completed within 15 days of the exercise of this right to repurchase. If the right of repurchase is exercised, the Grantee will remove any fences, swing sets, terraces, pergolas, decks or similar structures placed on the Subject Property after the date of this deed, and prior to closing, at the Grantee's sole expense. If the Grantor, or their descendants, fail to exercise this right of repurchase, such right shall terminate, and such right to repurchase will terminate if the Grantor or their descendants cease to own or hold beneficial interest in the Dempsey parcel.

3. It shall be a covenant running with the land that no physical structure will ever be built on the Subject Property; and the side yard setback line presently existing between the Grantee (Pinsky) parcel and the Grantor (Dempsey) parcel will not be affected by the addition of the Subject Property to the Pinsky property EXCEPT that Grantee may erect a fence, swing set, terrace, pergola, deck or similar structure on the Subject Property provided that the construction of such structures is done in compliance with applicable building codes. Notwithstanding that such covenant is to run with the land, it and its restrictions shall terminate if the Dempseys or their descendants cease to own, or hold a beneficial interest in a trust which owns, the Dempsey parcel.
4. Covenants and restrictions of record per Document 14132297.

Permanent Real Estate Index Number: part of 05-05-100-005-0000

Address of Real Estate: ⁷⁰ Beach Avenue, Glencoe, IL 60022

00955484

THIS IS NOT HOMESTEAD PROPERTY

DATED this 1 day of December, 2000.




T.L. COOPER, n/k/a Tamara Dempsey

STATE OF ILLINOIS)
County of Lake) ss

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that **T.L. COOPER, n/k/a Tamara Dempsey**, married to Jay E. Dempsey, 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Given under my hand and official seal, this 1 day of December, 2000.


Notary Public



SEND SUBSEQUENT TAX BILLS TO:	Prepared by:
Milton & Elizabeth Pinsky 727 Longwood Avenue Glencoe, IL 60022	Andrew A. Semmelman Semmelman & Semmelman, Ltd. 191 E. Deerpath, Suite 301 Lake Forest, IL 60045

After recording mail to

00955484

PROPERTY OF COOK COUNTY CLERK'S OFFICE