



VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
8212 Elmore
11525 \$ 660.00

TRUSTEE'S DEED
(Illinois)

THIS INDENTURE, made this 31st day of MARCH, 2003, between MARILYN H. PHILLIPSEN, Trustee, under the MARILYN H. PHILLIPSEN TRUST u/a/d April 6, 2000, 8212 North Elmore, Niles, Illinois 60714, Grantor, and CHRISTOPHER T. DWYER of 49 Darlington Drive, Hawthorn Woods, Illinois 60047, as Grantee,

WITNESSETH, that Grantor, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand, receipt whereof is hereby acknowledged, and in pursuance of the power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT THREE IN BLOCK FOUR IN OAKTON MANOR-FIRST ADDITION-BEING A SUBDIVISION OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION TWENTY-FOUR TOWN FORTY-ONE NORTH, RANGE TWELVE, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT; BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTH WEST QUARTER OF SAID SECTION TWENTY-FOUR, SAID POINT BEING ONE HUNDRED SIXTY-SIX AND SIXTY-FIVE ONE-HUNDREDTHS FEET WEST OF THE EAST LINE OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SAID SECTION TWENTY-FOUR, THENCE WEST ALONG SAID NORTH LINE THREE HUNDRED THIRTY-THREE AND THIRTY ONE-HUNDREDTHS FEET, THENCE SOUTH IN A STRAIGHT LINE ONE THOUSAND THREE HUNDRED TWENTY-FIVE AND EIGHTY ONE-HUNDREDTHS FEET MORE OR LESS TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH WEST QUARTER OF SECTION TWENTY-FOUR, THENCE EAST ALONG SAID SOUTH LINE THREE HUNDRED THIRTY-THREE AND TWENTY-SEVEN ONE-HUNDREDTHS FEET TO A POINT, SAID POINT BEING ONE HUNDRED SIXTY-SIX AND SIXTY-THREE ONE HUNDREDTHS FEET WEST OF THE EAST LINE OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SAID SECTION TWENTY-FOUR, THENCE NORTH IN A STRAIGHT LINE ONE THOUSAND THREE HUNDRED TWENTY-SIX AND TWENTY ONE-HUNDREDTHS FEET MORE OR LESS TO THE POINT OF BEGINNING, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, AS DOCUMENT NO. 1436658

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General real estate taxes not yet due and payable; special taxes or assessments if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any.

RA7C 369294

3 mp

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: LOT THREE IN BLOCK FOUR IN OAKTON MANOR-FIRST ADDITION - BEING A SUBDIVISION OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION TWENTY-FOUR TOWN FORTY-ONE NORTH, RANGE TWELVE, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT; BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTH WEST QUARTER OF SAID SECTION TWENTY-FOUR, SAID POINT BEING ONE HUNDRED SIXTY-SIX AND SIXTY-FIVE ONE-HUNDREDTHS FEET WEST OF THE EAST LINE OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SAID SECTION TWENTY-FOUR, THENCE WEST ALONG SAID NORTH LINE THREE HUNDRED THIRTY-THREE AND THIRTY ONE-HUNDREDTHS FEET, THENCE SOUTH IN A STRAIGHT LINE ONE THOUSAND THREE HUNDRED TWENTY-FIVE AND EIGHTY ONE-HUNDREDTHS FEET MORE OR LESS TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH WEST QUARTER OF SECTION TWENTY-FOUR, THENCE EAST ALONG SAID SOUTH LINE THREE HUNDRED THIRTY-THREE AND TWENTY-SEVEN ONE-HUNDREDTHS FEET TO A POINT, SAID POINT BEING ONE HUNDRED SIXTY-SIX AND SIXTY-THREE ONE HUNDREDTHS FEET WEST OF THE EAST LINE OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SAID SECTION TWENTY-FOUR, THENCE NORTH IN A STRAIGHT LINE ONE THOUSAND THREE HUNDRED TWENTY-SIX AND TWENTY ONE-HUNDREDTHS FEET MORE OR LESS TO THE POINT OF BEGINNING, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, AS DOCUMENT NO. 1436658

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Property Address: 8212 North Elmore, Niles, Illinois 60714



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