TRUSTEE S DEED CC 347 70 TALL COPY

The GRANTOR, NATHAN J. FISHER, as Successor Trustee of the VIRGINIA GEORGE Declaration of Trust dated September 11, 1974, as amended, for and in consideration of Ten (\$10.00) Dollars in hand paid, CONVEYS and WARRANTS to PATRICIA A. MURPHY, as Trustee under trust agreement dated September 8, 1995, and known as the PATRICIA A. MURPHY TRUST dated September 8, 1995, Wilmette Illinois, hereafter Grantee,



Doc#: 0425105094
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds

Date: 09/07/2004 10:20 AM Pg: 1 of 3

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER A-305 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (HEREACTER REFERRED TO AS PARCEL): A PARCEL OF LAND BEING PART OF LOT 2 IN ORCHARD GARDLINS SUBDIVISION A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, 10WNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE TOAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT NUMBER LR 1849370, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 2, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTRANCE OF 359.25 FEET IC A POINT; THENCE NORTH ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25 FEET TO A POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED: THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 149.91 FEET TO A POINT WHICH IS 164.12 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 415.10 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINF, A DISTANCE OF 110.79 FEET TO A POINT WHICH IS 242.46 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 336.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 97.12 FEET; THENCE SOUTHEASTWARDLY ALONG A STTAIGHT LINE, A DISTANCE OF 70.54 FEET TO A POINT WICH IS 192.58 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF SAID LOT 2) AND 189.76 FEET WEST (MEASURED ALONG SAID SCOTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 142.58 FEET, TO A POINT 50.0 FLFT NORTH OF SAID SOUTH LINE; THENCE WEST ALONG A LINE PERPENDICULAR TO SAID LAST CLSCRIBED LINE, A DISTANCE OF 32.00 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25.00 FEET; THENCE WEST ALONG A LINE 25.00 FEET FROM AND PARALLEL WITH SOUTH LINE OF LOT 2, AFORESAID, A DISTANCE OF 137.49 FEET TO THE PINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WICH SURVEY IS ATTACHED AS EXHIBIT "A" TO A CENTIAN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED JANUARY 29, 1975 AND KNOWN AS TRUST NUMBER 2805, AND REGISTERED IN THE OFFICE OF THE COOK COUNTY REGISTRAR OF TITLES AS DOCUMENT NO. LR 2885260, TOGETHER WITH AN UNDIVIDED 2.49 PERCENT INTEREST IN SAID PARCEL (EXCEPTIN FROM SAID PARCEL ALL THE PROEPRTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATIONOF CONDOMINIUM OWNERSHIP AND SURVEY).

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AFORESAID AS SET FORTH IN INSTRUMENT DATED JUNE 1, 1976 AND FILED AUGUST 2, 1976 AS DOCUMENT NO. LR2885259 AND AS CREATED BY DEED FROM AMALGAMATED TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 29, 1975 AND KNOWN AS TRUST NUMBER 2805 TO VIRGINIA GEORGE DATED AUGUST 5, 1976 AND FILED AUGUST 18, 1976 AS DOCUMENT LR 2888404 OVER AND UPON; THAT PART OF LOT 2 IN ORCHARD GARDENS SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN TEH OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT NO. LR1849370, WHICH PART OF LOT 2 IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 AND RUNNIGN THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 (BEING ALSO THE WESTERLY LLINE OF WAUKEGAN AVENUE), A DISTANCE OF 60 FEET, THENCE WESTERLY ALONG A

LOT 2, A DISTANCE OF 54.10 FEET: THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 47.49 FEET TO, A POINT WHICH IS 25.0 FEET NORTH (MEASURED PERPENDICULAR) TO SAID SOUTH LINE OF LOT 2 AND 89.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE WEST ALONG A LINE 25 FEET NORTH FROM AND PARALLELWITH SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 269.49 FEET; THENCE SOUTH ALONG A STRAGITH LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 25.0 FEET TO SAID SOUTH LINE; THENCE EAST ALONG SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 259.25 FEET, TO THE PONT OF BEGINNING, FOR INGRESS AND EGRESS.

## PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN INSTRUMENT DATED JUNE 1, 1976 AND FILED AUGUST 2, 1976 AS DOCUMENT NO. LR 2885259 AS CREATED BY DEED FROM AMALGAMATED TRST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 29, 1975 AND KNOWN AS TRUST NUMBER 2805 OF PARCEL 2 TO VIRGINIA GEORGE DATED AUGUST 5, 1976 AND FILED AUGUST 18, 1975 AS DOCUMENT NO. LR 2888404, OVER AND UPON: THAT PARCEL OF LOT 2 IN ORCHARD GARDENS SUBDIVISION, A SUBDIVISON OF PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT NO. LR 1949370, WHICH PART OF LOT 2 IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SCUTHEAST CORNER OF LOT 2 AND RUNNING THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 (BEING ALSO THE WESTERLY LINE OF WAUKEGAN AVENUE), A DISTANCE OF 60.0 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID EASTERLY LINE OF LOT 2, A DISTANCE OF 54.10 FEET TO THE POINT OF BEGINNING FOR THAT PART OF LOT 2, HEREINAFTER DESCRIBED: THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTRANCE OF 116.73 FEET TO A PONT WHICH IS 141.06 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 136.24 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 51.52 FEET; THENCE SOUTH ALONG A LINE PERPENDICULAR TO LAST DESCRIBED PARALLEL LINE, A DISTRANCE OF 20.0 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 36.16 FEET; THENCE SOTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 90.28 FEET TO A POINT WHICH IS 57.22 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 89.76 FEET WEST (MEASURED ALONG SOUTH LINE OF LOT 2) FRO'A AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE SOUTH ALONG A STRAIGHT LINE PERPENDICUL AP. TO SAID LINE OF LOT 2, A DISTANCE OF 32.22 FEET; THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTRANCE OF 47.79 FEET TO THE POINT OF BEGINNING, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestand Exemption Laws of the State of

Illinois.		,	4:
Permanent Real Estate Inde Address of Real Estate: 702	Waukegan <u>R</u> oad, U		
DATED this da	y of Hug	, 2004.	de la la
		AATHAN J. FISHER, GEORGE Declaration	of Tust dated September 11, 1974, as
		- Amended and Restated	
STATE OF ILLINOIS	)	"OFFICIAL SEA	
COUNTY OF COOK	) SS )	Cynthia C. Murphy Notary Public, State of Ill	linois 🖁
I, the undersigned, a Notary Public in and for said County in the State atoresaid, DO HEREBY CERTIFY that NATHAN J. FISHER, as Successor Trustee of the VIRGINIA GEORGE Declaration of Trust dated September 11,			
1974, as amended, is persor instrument, appeared before same instrument as his free	nally known to me re me this day in pe e and voluntary act	e to be the same person w person, and acknowledged	hose name is subscribed to the foregoing that he signed, sealed and delivered the es therein set forth, including the release
and waiver of the right of ho	omestead.		M
Given under my hand and c		day of	2004.

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## **UNOFFICIAL COPY**

MAIL TO:

Patricia A. Murphy; Trustee 702 Waukegan Road, \$305 Glenview, Illinois 60525 SEND SUBSEQUENT TAX BILLS TO:

Patricia A. Murphy 702 Waukegan Road, #305 Glenview, Illinois 60525, Trustee

Recorder's Box Office No.

Mail to:

Kenneth J. Freedman
40 SKOKie BLUD. #630
Northbrook In 60062

STATEOFIL

