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Doc#: 0425335035
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/09/2004 07:24 AM Pg: 1 of 4

TRUSTEE'S DEED

875066156/
24089592

THIS INDENTURE, made on September 2, 2004 between James R. Epstein, not personally but as Trustee under the provisions of a Warranty Deed in Trust, dated July 8, 2002 and recorded in the County of Cook, State of Illinois, as document #0020817874, on July 25, 2002, in pursuance of a certain Trust Agreement dated August 5, 1999, known as the James R. Epstein Revocable Trust, party of the first part, and Michael J. and Megan McDermott, as Joint Tenants, and Michael L. and Helen McDermott, as Joint Tenants, together as Tenants In Common, parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby convey and QUIT-CLAIM unto said parties of the second part, the following described REAL ESTATE, situated in Cook County, Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

Commonly Known As: 9532 North Hamlin Avenue, Evanston, Illinois 60203

Property Index Number 10-14-103-046-0000

together with the tenements and appurtenances thereunto belonging

TO HAVE AND TO HOLD, the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed of Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This conveyance made by this Trustee's Deed is subject to those matters set forth in Exhibit 'B' attached hereto.

IN WITNESS WHEREOF, said party of the first part has executed this Trustee's Deed on the day and year first above written.

By James R. Epstein TR
James R. Epstein
as Trustee, as aforesaid, and not personally

4cc

BOX 333-CTI

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State of Illinois)
) SS
County of Cook)

I, Shepherd, a notary Public in and for said County, in the State aforesaid, do hereby certify James R. Epstein, as trustee of the James R. Epstein Revocable Trust dated August 5, 1999, 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 he signed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 2 day of September 2004.

Keely Kelly
(Notary Public)

Prepared By:

Bruce Goodman
Grobart & Levick, LLC
770 Lake Cook Road, Suite 150
Deerfield, Illinois 60015

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$2145
Skokie Office 09/01/04

Mail To: *Michael L. McDermott*
30 W. Lake St #4100
Chicago, IL 60602

STATE OF ILLINOIS
STATE TAX
SEP.-7.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000076690
REAL ESTATE TRANSFER TAX
00715.00
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
SEP.-7.04
REVENUE STAMP

0000076890
REAL ESTATE TRANSFER TAX
00357.50
FP 102802

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EXHIBIT 'A'

Legal Description

THE NORTH 1/2 OF LOT 87, ALL OF LOTS 88 AND 89 IN THE HIGHLANDS OF EVANSTON LINCOLNWOOD 3RD ADDITION, BEING A SUBDIVISION OF THE NORTH 12 CHAINS OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT 'B'
PERMITTED EXCEPTIONS**

1. 15 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SAID SUBDIVISION.
2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN AGREEMENT DATED JUNE 25, 1931 AND RECORDED NOVEMBER 4, 1932 AS DOCUMENT 11161177 RELATING TO CHARACTER, CONSTRUCTION, LOCATION, USE AND HEIGHT OF BUILDINGS TO BE ERECTED OF LOT 89.

NOTE: SAID INSTRUMENT CONTAIN NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

3. BY DEED OF RELEASE DATE NOVEMBER 14, 1940 AND RECORDED NOVEMBER 15, 1940 AS DOCUMENT 12579300 EVANSTON TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 7, 1927 KNOWN AS TRUST NUMBER 141 PURPORTED TO CONVEY AND QUIT CLAIM TO CLARENCE A. HEMPHILL AS TRUSTEE FOR THE BENEFIT OF THE OWNERS OF LOTS 1 TO 92 BOTH INCLUSIVE IN THE HIGHLANDS, EVANSTON LINCOLNWOOD 3RD ADDITION AFORESAID, ALL RIGHT WHICH IT AS SUCH TRUSTEE HAS RESERVED OR DOES NOW HOLD UNDER AND BY VIRTUE OF ANY DEED OF RESTRICTION OR RESTRICTIVE COVENANT IN ANY DEED CONVEYING ANY ONE OF THE ABOVE DESCRIBED LOTS (AFFECTS LOT 87 AND OTHER PROPERTY).
4. COVENANTS AND RESTRICTIONS CONTAINED IN AGREEMENT BETWEEN CLARENCE A. HEMPHILL AND OTHERS DATED MAY 19, 1940 AND EXECUTED AUGUST 3, 1940 AND RECORDED AUGUST 20, 1940 AS DOCUMENT 12533421 RELATING TO AREA AND WIDTH OF LOTS USED FOR RESIDENTIAL PURPOSES ON LAND AND OTHER PROPERTY TO THE LOCATION AND USE, COST AND CONSTRUCTION OF BUILDINGS TO BE ERECTED ON THE LAND. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION (AFFECTS LOT 89).
5. COVENANTS AND RESTRICTIONS CONTAINED IN DEED FROM EVANSTON TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 141 TO LYDIA E. ROMEL DATED DECEMBER 2, 1929 AS DOCUMENT 10550686 RELATING TO THE CONSTRUCTION, LOCATION, USE, CHARACTER, HEIGHT OF BUILDINGS TO BE ERECTED ON THE LAND. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION (AFFECTS LOT 87 AND OTHER PROPERTY).
6. COVENANTS AND RESTRICTIONS CONTAINED IN DEEDS FROM EVANSTON TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 141 TO MARION COOKSLEY DATED SEPTEMBER 14, 1929 AND RECORDED NOVEMBER 19, 1930 AS DOCUMENT 10793452 AND DATED DECEMBER 12, 1929 AND RECORDED NOVEMBER 19, 1930 AS DOCUMENT 10793453 RELATING TO CONSTRUCTION, LOCATION, USE, CHARACTER AND HEIGHT OF BUILDINGS TO BE ERECTED ON LOTS 87 AND 88

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

(AFFECTS LOT 87 AND 88).