

UNOFFICIAL COPY

This instrument was prepared by:

Kenneth S. Freedman
Attorney at Law
40 Skokie Boulevard - Suite 630
Northbrook, Illinois 60062,

and after recording should be mailed to:

Kevin J. Rielley
Attorney at Law
Delanty & Lamberis
2958 Central Street
Evanston, Illinois 60201



Doc#: 0526304108 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2005 10:18 AM Pg: 1 of 4

(THE ABOVE SPACE RESERVED FOR RECORDING DATA)

KF8334070J
25087006
lot 2

TRUSTEES' DEED

The Grantor, **PATRICIA A. MURPHY**, as **TRUSTEE OF THE PATRICIA A. MURPHY TRUST DATED SEPTEMBER 8, 1995**, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration paid, conveys and quit-claims to **NANCY J. DUFFNER**, of 1920 Chestnut Avenue, Apartment 506, Glenview, Illinois 60025, the following described real estate situated in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION RIDER

PERMANENT INDEX NUMBER: 04-35-314-041-1023

PROPERTY ADDRESS: 702 N. Waukegan Road, Unit 305, Glenview, Illinois 60025

To have and to hold said premises forever.

Dated: August 31, 2005

Patricia A. Murphy (SEAL)
PATRICIA A. MURPHY,
as trustee as aforesaid

48c rhsp.

STATE OF ILLINOIS



SEP.-9.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00275.00
FP 103032

0000011200

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP.-9.05

REVENUE STAMP

REAL ESTATE TRANSFER TAX

00137.50

FP 103034

0000011284

BOX 333-CT

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, KENNETH S. FREEDMAN, a Notary Public, certify that **PATRICIA A. MURPHY**, whom I know to be the same person whose name is signed to this Trustee's Deed, personally appeared before me on this date, and acknowledged that she freely and voluntarily signed, sealed and delivered this Trustee's Deed, for the uses and purposes stated therein.

Given under my hand and official seal, on August 31st, 2005.





NOTARY PUBLIC

SEND SUBSEQUENT TAX BILLS TO:

Ms. Nancy J. Duffner
702 N. Waukegan Road, Unit 305
Glenview, Illinois 60025

Property of Cook County Clerk's Office

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5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**PARCEL 1:**

UNIT NO. "A-305" IN ORCHARD GLEN CONDOMINIUM NUMBER 1, AS DELINEATED ON SURVEY OF A PARCEL OF LAND, BEING 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 THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT NUMBER LR1849370, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, AND RUNNING, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 359.25 FEET TO 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 NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 149.91 FEET 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 NORTHEASTERLY ALONG A STRAIGHT LINE, 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 SOUTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 70.54 FEET TO A POINT WHICH IS 192.58 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 189.76 FEET WEST (MEASURED ALONG SAID SOUTH LINE OF LOT 2) AND 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 FEET NORTH OF SAID SOUTH LINE; THENCE WEST ALONG A LINE PERPENDICULAR TO SAID LAST DESCRIBED 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 NORTH FROM AND PARALLEL WITH SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 137.49 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL)

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER LR2885260 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AFORESAID AS SET FORTH IN INSTRUMENT RECORDED AS DOCUMENT LR2885259 AND AS CREATED BY DEED FROM AMALGAMATED TRUST AND SAVING BANK, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 29, 1975 AS TRUST NUMBER 2805 TO HENRY J. KADING

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AND LORETTA M. KADING, HIS WIFE DATED SEPTEMBER 15, 1977 AND FILED OCTOBER 6, 1977 AS DOCUMENT LR2972416 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 THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT NUMBER 1849370, WHICH PART OF LOT 2 IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID 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 FEET; THENCE WESTERLY ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID EASTERLY LINE OF LOT 2, A DISTANCE OF 54.10 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 47.79 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 PARALLEL WITH SOUTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 269.49 FEET; THENCE SOUTH ALONG A STRAIGHT 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 359.25 FEET, TO THE POINT OF BEGINNING, FOR INGRESS AND EGRESS.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN INSTRUMENT FILED AS DOCUMENT LR2885259 AND AS CREATED BY DEED FROM AMALGAMATED TRUST AND SAVING BANK, CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 29, 1975 AS TRUST NUMBER 2805 TO HENRY J. KADING AND LORETTA M. KADING, HIS WIFE DATED SEPTEMBER 15, 1977 AND FILED OCTOBER 6, 1977 AS DOCUMENT LR2972416 OVER AND UPON THAT PART OF LOT 2 IN ORCHARD GARDENS SUBDIVISION, A SUBDIVISION OF THAT 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 THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT NUMBER LR1849370, WHICH PART OF LOT 2 IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST 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 NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 116.73 FEET TO A POINT WHICH IS 141.06 FEET NORTH (MEASURED PERPENDICULAR TO SAID SOUTH LINE OF LOT 2) AND 138.24 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 DISTANCE OF 20.0 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 36.16 FEET; THENCE SOUTHEASTERLY 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 SAID SOUTH LINE OF LOT 2) FROM AFORESAID SOUTHEAST CORNER OF LOT 2; THENCE SOUTH ALONG A STRAIGHT LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 32.22 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 47.79 FEET TO THE POINT OF BEGINNING FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.