


UNOFFICIAL COPY

TRUSTEE'S DEED

THIS INDENTURE, Made this 4th day of August, A.D., 2008, between Judith F. Smyth, as Trustee of the Judith F. Smyth 2001 Qualified Personal Residence Trust Dated August 30, 2001 of 3 Golf Lane, Cook County, Winnetka, Illinois, party of the first part, and John C. Frucci and Carin Frucci, of 41 Indian Hill Road, Winnetka, Illinois, party of the second part, not as joint tenants with right of survivorship and not as tenants in common, but as tenants by the entirety.

SDS 1026825
28044368 1018


0824140052D
Doc#: 0824140052 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2008 11:21 AM Pg: 1 of 4

WITNESSETH: That the party of the first part in consideration of the sum of TEN and NO/100 Dollars and other good and valuable consideration in hand paid, does hereby convey and quitclaim unto the said party of the second part, the following described real estate situated in the County of Cook and State of Illinois, in its "AS-IS" condition as of January 29, 2008 to-wit:

SEE ATTACHED

Permanent Real Estate Index Number: 05-21-321-009; 011; 012; 013

Address of Real Estate: 3 Golf Lane, Winnetka Illinois 60093

Jc

SUBJECT ALSO TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.


TOGETHER with the tenements and appurtenances thereunto belonging, and such title, if any, as party of the first part, not individually but as Trustee as aforesaid, may hereafter acquire.

TO HAVE AND TO HOLD the same unto the said party of the second part


This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of a deed or deeds in trust, delivered to said party in pursuance of the trust agreement above mentioned.

IN WITNESS WHEREOF, said party of the first part has caused her name to be signed to these Presents the day and year first above written.

Judith F. Smyth Trustee
Judith F. Smyth, as Trustee of the Judith F. Smyth 2001
Qualified Personal Residence Trust Dated August 30, 2001

STATE OF ILLINOIS

AUG. 27. 08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000051422
REAL ESTATE
TRANSFER TAX
0375000
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

AUG. 27. 08
REVENUE STAMP

0000051504
REAL ESTATE
TRANSFER TAX
0187500
FP 103034

BOX 333-CTP

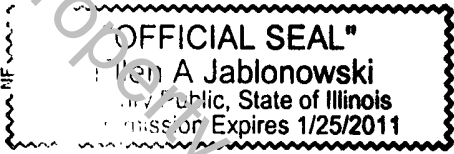
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public, in and for the said County, in the State aforesaid, Do Hereby Certify, that Judith F. Smyth, as Trustee of the Judith F. Smyth 2001 Qualified Personal Residence Trust Dated August 30, 2001, 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.

Given under my hand and official seal, this 4th day of August, 2008.

Property of Cook County Clerk's Office



Ellen A. Jablonowski

Notary Public

MAIL TO:
Randy Boyer
Zucker & Boyer, Ltd.
3223 Lake Avenue, Suite 15C-303
Wilmette, IL 60091

Send subsequent tax bills to:
John C. Frucci and Carin Frucci
3 Golf Lane
Winnetka, Illinois 60093

This instrument was prepared by: D. Lee Padgitt of Padgitt, Padgitt & Peppey Ltd., 560 Green Bay Road, Suite 100, Winnetka, IL 60093

CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
 COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO. : 1409 ST5102682 SNC

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

PARCEL 1: THAT PART OF LOT 4 IN OWNER'S SUBDIVISION OF PART OF LOT 1 IN INDIAN HILL SUBDIVISION NO. 1, BEING A SUBDIVISION OF PARTS OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE 3RD PRINCIPAL MERIDIAN, RECORDED DECEMBER 19, 1922 IN BOOK NUMBER 174 OF PLATS, PAGES 20, 21, AND 22 THEREIN AS DOCUMENT NUMBER 7751931, LYING SOUTH OF AND ADJOINING THE EAST 30 FEET OF THE WEST 140 FEET OF LOT 3 IN INDIAN HILL SUBDIVISION NO. 1 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2 THAT PORTION OF LOT 4 IN OWNER'S SUBDIVISION OF LOT 1 IN INDIAN HILL SUBDIVISION NO. 1 AFORESAID, LYING SOUTH OF THE WEST 110 FEET OF LOT 3 IN INDIAN HILL SUBDIVISION NO. 1 AFORESAID, DESCRIBED AS FOLLOWS:: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE 85 FEET DUE EAST ALONG THE NORTH LINE OF SAID LOT 4 (BEING ALSO THE SOUTH LINE OF LOT 3 AFORESAID), TO A POINT 110 FEET EAST OF THE SOUTHWEST CORNER OF LOT 3 AFORESAID; THENCE SOUTH AT RIGHT ANGLES TO SAID SOUTH LINE OF LOT 3 AFORESAID TO THE SOUTH LINE OF SAID LOT 4; THENCE DUE WEST TO THE SOUTHWEST CORNER OF LOT 4 AFORESAID; THENCE NORTH 22 DEGREES, 06 MINUTES, 00 SECONDS WEST, A DISTANCE OF 159.31 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE FOLLOWING PARCELS OF LAND TAKEN AS A TRACT: THAT PART OF LOT 1 IN INDIAN HILL SUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF SECTIONS 20, 21, 28 AND 29 IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON MARCH 28, 1916 AS DOCUMENT NUMBER 5833658, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE WESTERLY LINE OF SAID LOT 1, SAID WESTERLY LINE BEING THE CENTER LINE OF THE PRIVATE DRIVE, AND SAID POINT OF BEGINNING BEING 121.8 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 20 AND 14.96 FEET WEST OF THE EAST LINE OF SAID SECTION 20; THENCE NORTH 86 DEGREES 21 MINUTES EAST 283.2 FEET; THENCE NORTH 24.5 FEET TO A CONCRETE MONUMENT (WHICH SAID LAST MENTIONED CONCRETE MONUMENT MARKS THE NORTHWEST CORNER OF CERTAIN LAND HERETOFORE CONVEYED BY SAID ROLAND D. WHITMAN AND GENEVIEVE WHITMAN, HIS WIFE, TO BOWMAN C. LINGLE AND BERTHA K. LINGLE, HIS WIFE, BY DEED DATED DECEMBER 15, 1916 AND RECORDED IN THE RECORDER'S OFFICE ON DECEMBER 15, 1916 AS DOCUMENT NUMBER 6013577); THENCE NORTH 22 DEGREES 6 MINUTES WEST 159.31 FEET FROM SAID CONCRETE MONUMENT TO A SECOND CONCRETE MONUMENT IN THE SOUTH LINE OF LOT 3 OF SAID INDIAN HILL SUBDIVISION NO. 1; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3, 25 FEET TO AN IRON STAKE AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3, 20 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF SAID INDIAN HILL SUBDIVISION NO. 1; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4, 195.2 FEET TO THE WESTERLY LINE OF SAID LOT 1, BEING THE CENTER LINE OF THE PRIVATE DRIVE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF LOT 1, BEING THE CENTER LINE OF THE PRIVATE DRIVE, TO AN IRON STAKE AT THE POINT OF BEGINNING;

ALSO

CONTINUED ON NEXT PAGE

CHICAGO TITLE INSURANCE COMPANY
UNOFFICIAL COPY
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1409 ST5102682 SNC

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

THE SOUTH 73 FEET OF LOT 4 IN INDIAN HILL SUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF SECTIONS 20, 21, 28 AND 29 IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED MARCH 28, 1916 AS DOCUMENT NUMBER 5833658, IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 3 FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING PROPERTY: THE WESTERLY 1/2 OR 7 FEET OF THE 14 FOOT PRIVATE DRIVE, THE CENTER LINE OF WHICH SAID PRIVATE DRIVE FORMS THE EASTERLY BOUNDARY OF LOTS 8 AND 10 OF INDIAN HILL SUBDIVISION NO. 2, BEING A SUBDIVISION IN SECTIONS 20 AND 29, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EASEMENT BEING CREATED BY DEED FROM CENTRAL TRUST COMPANY OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 5, 1912 AND KNOWN AS TRUST NO. 2574 TO ROLAND WHITMAN DATED APRIL 15, 1916 AND RECORDED MAY 18, 1916 AS DOCUMENT NUMBER 5870801;

ALSO

THE EASTERLY 1/2 OR 7 FEET OF THE 14 FOOT PRIVATE DRIVE, THE CENTER LINE WHICH FORMS THE WESTERLY BOUNDARY LINE OF LOTS 1 AND 4 OF INDIAN HILL SUBDIVISION NO. 1, THE CENTER LINE OF THE AFORESAID 14 FOOT PRIVATE DRIVE IS CLEARLY INDICATED ON PLAT OF INDIAN HILL SUBDIVISION NO. 1 RECORDED MARCH 28, 1916 AS DOCUMENT NUMBER 5833658 AS WELL AS ON PLAT OF INDIAN HILL SUBDIVISION NO. 2 RECORDED DECEMBER 17, 1915 AS DOCUMENT NUMBER 5772391 (EXCEPT THAT PART FALLING WITHIN PARCEL 3 AFORESAID);

ALSO

THE 16 FOOT PRIVATE DRIVE LYING SOUTH OF LOT 1 AND ALONG THE NORTH LINE OF LOT 6 IN INDIAN HILL SUBDIVISION NO. 1 AS SHOWN ON PLAT OF INDIAN HILL SUBDIVISION NO. 1 IN SECTIONS 20, 21, 28 AND 29, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 1916 AS DOCUMENT NUMBER 5833658, IN COOK COUNTY, ILLINOIS.