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UNOFFICIAL COPY

TRUSTEE'S DEED

MAIL TO:

Michael R. Grabill
Olson, Grabill & Flitcraft
707 Skokie Boulevard, Suite 420
Northbrook, IL 60062

MAIL SUBSEQUENT TAX BILLS TO:

James Nicholson and Judith O'Brien
1 Court of Hidden Bay
Northbrook, IL 60062



0927926166D

Doc#: 0927926166 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/06/2009 01:37 PM Pg: 1 of 2

THIS AGREEMENT, made this 1st day of October, 2009, between **MARJORIE P. FERGUSON**, as **Trustee Under Trust Agreement Dated December 18, 1988 and Known as the Marjorie P. Fergusson Revocable Trust**, **GRANTOR** and **JAMES F. NICHOLSON** and **JUDITH O'BRIEN**, **GRANTEES**.

WITNESSES: The Grantor in consideration of the sum of Ten and no/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as the Trustee of said Trust and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto James Nicholson and Judith O'Brien, husband and wife, not as Tenants in Common or as Joint Tenants but as TENANTS BY THE ENTIRETY, the following described real estate, situated in the County of Lake, State of Illinois, to Wit:

PARCEL 1: LOT 73 IN ANCIENT TREE UNIT 1, BEING A SUBDIVISION OF PARTS OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 22328735 AND AS CREATED BY THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 22723117 AND BY DEED DOCUMENT NO. 23045290.

SUBJECT 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.

BOX 333-CT

JKY

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together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Index Numbers: 04-08-311-067-0000

Property Address: 1 Court of Hidden Bay, Northbrook, IL 60062

IN WITNESS WHEREOF, the Grantor as Trustee, as aforesaid, has hereunto set her hand and seal the day and year above written.

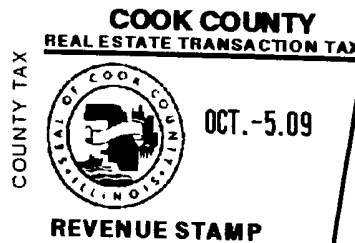
Marjorie P. Fergusson

MARJORIE P. FERGUSSON, as Trustee Under Trust Agreement Dated December 18, 1988 and Known as the Marjorie P. Fergusson Revocable Trust

STATE OF ILLINOIS)

COUNTY OF Cook)

) SS

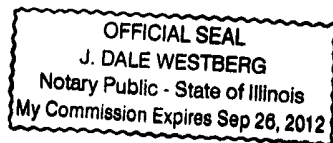


REAL ESTATE TRANSFER TAX
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARJORIE P. FERGUSSON, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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, including the release and waiver of the right of homestead.

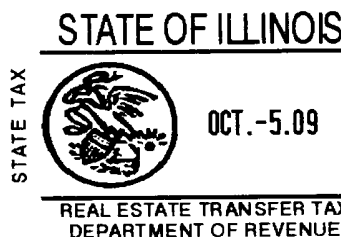
Given under my hand and notarial seal this 28 day of SEPTEMBER, 2009.



J. Dale Westberg
Notary Public

PREPARED BY:

Robert J. Masini
DIVER, GRACH, QUADE & MASINI, LLP
111 North County St.
Waukegan, IL 60085



REAL ESTATE TRANSFER TAX
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