

# UNOFFICIAL COPY

**WARRANTY DEED**  
**(Trustee - Individual)**



Doc#: 1004850012 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/17/2010 10:27 AM Pg: 1 of 2

Mail to:  
Katherine S. O'Malley  
1528 Linden St  
Waukegan, IL 60084

Send Subsequent Tax Bills To:  
BEATRICE MILLER  
1616 SHERIDAN RD, 7H  
WILMETTE, IL 60091

10535CL

THE GRANTOR, AVIS S. HART, trustee of the Avis S. Hart Declaration of Trust dated August 8, 1990 of the County of Cook, State of Illinois, in consideration of the sum of Ten and no/100 (10.00) Dollars, and for other good and valuable consideration in hand paid, does hereby CONVEY and WARRANT to BEATRICE MILLER, individually, of the City of Wilmette, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 05-27-200-060-1057

Commonly Known As: 1616 Sheridan Rd., 7H, Wilmette, IL 60091

TO HAVE AND TO HOLD said premises not in tenancy in common, not in joint tenancy, but in tenancy by the entirety forever.

Subject to: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general real estate taxes for the year 2009 and subsequent years.

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 said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) or record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

DATED this 27<sup>th</sup> day of January 2010.

Avis S. Hart, Trustee  
Avis S. Hart, trustee of the Avis S. Hart  
Declaration of Trust dated August 8, 1990

State of IL  
County of COOK ss.

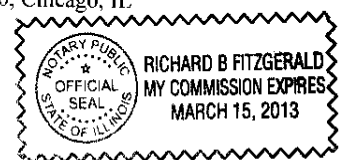
I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Avis S. Hart, trustee of the Avis S. Hart Declaration of Trust dated August 8, 1990, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that 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 27<sup>th</sup> day of January 2010.

Richard B. Fitzgerald  
Notary Public

This instrument was prepared by: Meika B. Mersman of Paul F. O'Keefe, PC, One E. Wacker Dr., Suite 2520, Chicago, IL

**CAMBRIDGE TITLE COMPANY**  
400 Central Avenue  
Northfield, IL 60093



2 P  
ra

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT NO. 7H, AS DELINEATED UPON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT A IN M.A. PANCOE SUBDIVISION, BEING LOT 2, (EXCEPT THE SOUTHWESTERLY 100 FEET OF THE NORTHWESTERLY 130 FEET, 3 INCHES AND EXCEPT THE SOUTHEASTERLY 3.5 FEET OF THE SOUTHWESTERLY 100 FEET), IN BLOCK 2 IN SUBDIVISION OF BLOCKS 1 AND 2 OF GAGE'S ADDITION TO THE VILLAGE OF WILMETTE AND 40 FEET LYING WEST AND ADJOINING THE WEST LINE OF BLOCK 2 THEREOF, SAID ADDITION BEING A SUBDIVISION OF THE FRACTIONAL SOUTHWEST 1/4 AND THE FRACTIONAL NORTHEAST 1/4 OF THE FRACTIONAL SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 5 CHAINS OF THE FRACTIONAL SOUTHEAST 1/4 AND THE EAST 40 FEET OF THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 27, ALSO THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, LYING EAST OF CHICAGO MILWAUKEE RAILROAD, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 21752096, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1616 SHERIDAN RD, UNIT 7H, WILMETTE, IL 60091

Permanent Index No.: 05-27-200-060-1057

Village of Wilmette \$500.00  
Real Estate Transfer Tax

500 - 9657 Issue Date JAN 27 2010

Village of Wilmette \$40.00  
Real Estate Transfer Tax

Forty - 657 Issue Date JAN 27 2010

Village of Wilmette \$400.00  
Real Estate Transfer Tax

400 - 2147 Issue Date JAN 27 2010

Village of Wilmette \$5.00  
Real Estate Transfer Tax

Five - 3568 Issue Date JAN 27 2010

