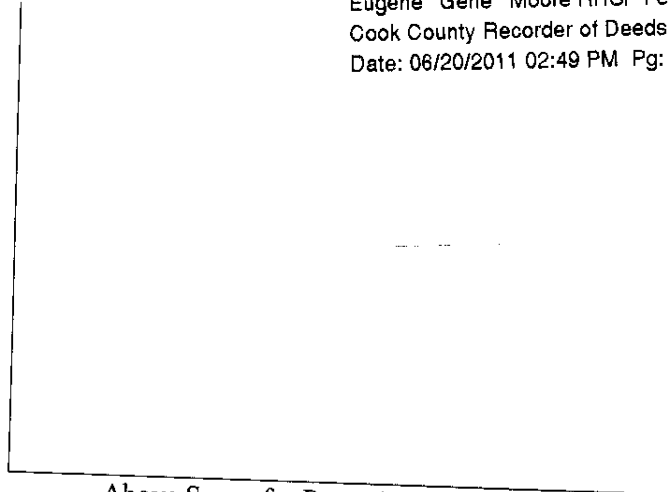




Doc#: 1117131029 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/20/2011 02:49 PM Pg: 1 of 3

INDEPENDENT EXECUTOR'S DEED
(Illinois)



Above Space for Recorder's Use Only

The Grantor, JAMES A. WILHELM, as Independent Executor of the Estate of James O. Wilhelm, deceased, by virtue of letters of office issued to him by the Circuit Court of Cook County, State of Illinois, Probate Division, on July 23, 2010 in Case No. 2010 P 003802, and in exercise of the power of sale granted to him in and by said will and in pursuance of every other power and authority enabling, and in consideration of the sum of Ten and 00/100 Dollars, receipt whereof is hereby acknowledged, does hereby quit claim and convey unto JAMES A. WILHELM, Grantee, of 1439 West Bonita Avenue, Mount Prospect, IL 60056, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Permanent Real Estate Index Number: 09-16-303-029-1015
Address of Real Estate: 1653 River Street, Unit 403, Des Plaines, IL 60016

Dated this 6 day of June, 2011.

ESTATE OF JAMES O. WILHELM, Deceased


James A. Wilhelm, as Independent Executor

S Y
P 14
S N
SC Y
INT db

SB
06
14
11
REAL ESTATE TRANSFER TAX \$1.00 PER \$1,000.00
NO. 52526 #403
1653 RIVER ST
CITY OF DES PLAINES

STATE TAX
STATE OF ILLINOIS
JUN. 20. 11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002537
REAL ESTATE TRANSFER TAX
0007350
FP 103037

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 20. 11
REVENUE STAMP

000002385
REAL ESTATE TRANSFER TAX
0003675
FP 103042

UNOFFICIAL COPY**Exhibit "A"****Legal Description**

UNIT 403 IN RIVER STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 3 IN JOHN ALLES JR.'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 IN TOWN OF RAND, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1, 2, 3, 4, 5, 6 AND 7 LYING EASTERLY OF THE WESTERLY LINE OF LOT 7 EXTENDED SOUTHERLY, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 17, 1986 AND KNOWN AS TRUST NUMBER 17491749 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON NOVEMBER 20, 1991 AS DOCUMENT NUMBER 91010006, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2: THAT PART OF LOTS 1 THROUGH 6, INCLUSIVE, IN TOWN OF RAND, A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF AND ADJOINING BLOCK 3 OF JOHN ALLES JR.'S SUBDIVISION, TOWNSHIP AND RANGE AFORESAID, AND WHICH LIES SOUTH OF THE SOUTH LINE OF RIVER STREET EXTENDED EAST AND WHICH LIES NORTH OF THE SOUTH LINE OF THE VACATED ALLEY SOUTH OF AND ADJOINING SAID BLOCK 3 AND SAID LINE EXTENDED EAST, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-10 AND STORAGE SPACE S-20.

GRANTOR ALSO HERBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY PREPERY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

COMMONLY KNOWN AS: 1653 RIVER STREET, UNIT 403, DES PLAINES, IL 60016

PERMANENT REAL ESTATE INDEX NUMBER: 09-16-303-029-1015