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BT 5739223 PL

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Doc#: 1314404041 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/24/2013 10:36 AM Pg: 1 of 4

TRUSTEE'S DEED

THE GRANTOR, HELEN M.
COUSINEAU, AS TRUSTEE OF
THE HELEN COUSINEAU
DECLARATION OF TRUST
DATED JULY 3, 2008,

("Grantor") of the County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other valuable considerations, in hand paid, conveys to, RYAN ENGSTROM ("Grantee") the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION INCORPORATED HEREIN AS EXHIBIT "A"

Subject only to those exceptions appearing on Exhibit "B" attached hereto and incorporated by reference herein and made a part hereof as if fully set forth herein, covenants, conditions and restrictions of record, including but not limited to the Declaration of Condominium, public, private and utility easements, real estate taxes, special assessments or taxes and condominium association assessments arising after the date hereof (collectively, all of the aforesaid are the "**Permitted Exceptions**"), the Grantor warrants the title against all persons whomsoever, TO HAVE AND TO HOLD said premises unto said Grantee. Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, its successors and assigns, that Grantor will forever warrant and defend title to the premises, with respect to any action Grantor may have taken, against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the Permitted Exceptions.

P.I.N. No. 13-13-304-035-1002

Common Address: 4342 N. Richmond St., Chicago, Cook
County, IL 60618

UNR 1.5

Dated this 19th day of April, 2013

HELEN M. COUSINEAU, AS TRUSTEE OF THE
HELEN COUSINEAU DECLARATION OF TRUST
DATED JULY 3, 2008

x Helen M. Cousineau, As Trustee of the
Helen Cousineau Declaration of Trust
Dated July 3, 2008

BOX 333-CT


S X
P 4
S N
SCY Y
INT IV

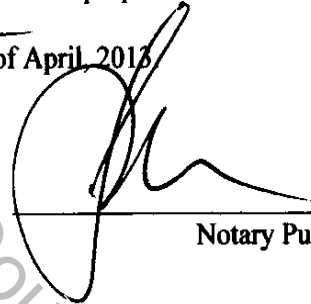
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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that HELEN M. COUSINEAU, AS TRUSTEE OF THE HELEN COUSINEAU DECLARATION OF TRUST DATED JULY 3, 2008, is 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 as Trustee of the aforesaid Trust, for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of April, 2013

REAL ESTATE TRANSFER		05/02/2013
	CHICAGO:	\$2,306.25
	CTA:	\$922.50
	TOTAL:	\$3,228.75
13-13-304-035-1002 20130401600170 KRBVRZ		




Notary Public

REAL ESTATE TRANSFER		05/02/2013
 	COOK	\$153.75
	ILLINOIS:	\$307.50
	TOTAL:	\$461.25
13-13-304-035-1002 20130401600170 SXN6ST		



PREPARED BY: Jeanne M. Miller, 4123-A W. Shamrock Lane, McHenry, IL 60050

MAIL TO:  RICHARD D. KLEIN, ATTY.
 1730 PARK ST., STE 221
 NAPERVILLE, IL 60563

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NUMBER 1-S IN RICHMOND MANOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6 AND 7 IN BLOCK 4 IN ROSE PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96140495 AND RE-RECORDED AS DOCUMENT NUMBER 96242611, AS AMENED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. No.: 13-13-304-035-1002

Common Address: 4342 N. Richmond St., Chicago, Cook County, IL 60618

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EXHIBIT "B"

PERMITTED EXCEPTIONS

(A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 23, 1996 AS DOCUMENT NO. 96140495 AND RERECORDED AS DOCUMENT 96242611, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, PEOPLES GAS COMPANY, THE COMMONWEALTH EDISON COMPANY AND ALL OTHER SUPPLIERS OF PUBLIC UTILITIES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96140495, AFFECTING THE COMMON AREAS OF THE LAND (AFFECTS THE COMMON ELEMENTS).

County of Cook County Clerk's Office