

UNOFFICIAL COPY

TRUSTEE'S DEED

Tenants by the Entirety

1306.53062

This Agreement made this 24th day of July 2013, between Grantor, The Mary Ann Gaynor Trust Dated December 1, 1998, Mary Ann Gaynor as Trustee of 5217 Howard, Western Springs, IL 60558, and Grantees, Neil J. Evans and Nicola J. Evans, husband and wife, of 188 West Randolph, #1908, Chicago, IL not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety,



Doc#: 1321345025 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2013 09:15 AM Pg: 1 of 2

PRAIRIE TITLE SERVICES
6821 W. NORTH AVE.
OAK PARK, IL 60302

WITNESS: The Grantor in consideration of the sum of SIX HUNDRED AND FIFTY THOUSAND AND No/100 (\$650,000.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 417-4W IN THE WINDSOR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 16, 17, 18, 19 AND 20 IN P.L. MURPHY'S SUBDIVISION IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0435012019, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P27 AND P28 AND STORAGE LOCKER 7B, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0435012019.

PERMANENT INDEX NUMBER: 15-12-219-043-1014

COMMONLY KNOWN AS: 417 LATHROP^{AVE}, UNIT 4W, RIVER FOREST, ILLINOIS 60305

Subject to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of

PRAIRIE
TITLE 

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Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

Together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

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

Mary Ann Gaynor Trustee

The Mary Ann Gaynor Trust dated December 1, 1998, Mary Ann Gaynor, as Trustee

STATE OF ILLINOIS

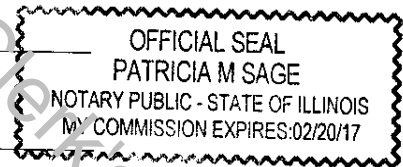
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary Ann Gaynor, Trustee of The Mary Ann Gaynor Trust, dated December 1, 1998, 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 official seal, this 26 day of July 2013.

Pat M Sage
Notary Public

Commission expires: 2-2017



This instrument was prepared by:

Amy E. Ketchum
Attorney at Law
524 S. KENILWORTH AVE.
OAK PARK, IL 60304-1128
708-524-5096

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 7/24/13 Amt Paid \$ 650.00

Mail To:

Nichole M. Capraro
Law Offices of Stewart & Capraro
1010 Lake Street, Ste. 612
Oak Park, Illinois 60301

Send Subsequent Tax Bills To:

Neil Jonathan and Nicola Jane Evans
417 LATHROP, UNIT 4W,
River Forest, IL 60305

REAL ESTATE TRANSFER		08/01/2013
COOK		\$325.00
ILLINOIS:		\$650.00
TOTAL:		\$975.00

