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DOCUMENT PREPARED BY:

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Doc#: 1322526013 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/13/2013 09:49 AM Pg: 1 of 3

AFTER RECORDING RETURN TO:

Hollis S. Steadman, Esq.
110 E. Sheridan Road
Lake Bluff, IL 60044

FUTURE TAX BILLS TO:

Michael J. Kane Sr. and Beth O.
Kane
25 The Landmark
Northfield, IL 60093

[For Recorder's Use]

GENERAL WARRANTY DEED

Thompson A. Dyke, a widower, ("Grantor"), of 703 Willowood Ln, Naples, Florida 34108, for and in consideration of Ten Dollars and No.100s (\$10.00) and other valuable consideration, hereby GRANTS, TRANSFERS, WARRANTS and CONVEYS to Michael J. Kane Sr. and Beth O. Kane, his wife, not as tenants in common, nor as joint tenants with the right of survivorship, but as TENANTS BY THE ENTIRETY ("Grantees"), of 59 Provident, Winnetka, Illinois 60093, all of his right, title and interest in and to that certain real estate ("Real Estate") located in the County of Cook, State of Illinois and legally described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Commonly Known As: 25 The Landmark, Northfield, Illinois 60093

Permanent Index No.: 05-19-324-091-0000

including releasing any rights that Grantor may have by virtue of the Homestead Exemption Laws of the State of Illinois, together with all and singular the easements, licenses, tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion(s) and remainder(s), rents, issues, and profits thereof; TO HAVE AND TO HOLD the same for Grantees and their assigns forever.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantees that Grantor is lawfully seized in fee simple of the Real Estate; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the Real Estate against all claims whatever; and

Except however, that the Real Estate is subject to general real estate taxes not yet due and payable; covenants, conditions, and restrictions of record; and building lines and easements, if any.

SIGNATURE PAGE FOLLOWS

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08/01/2013	REAL ESTATE TRANSFER
COOK	\$252.00
ILLINOIS:	\$504.00
TOTAL:	\$756.00
05-19-324-091-0000 20130801600119 EE0V6S	



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LEGAL DESCRIPTION

PARCEL 1: LOT 25 IN THE LANDMARK OF NORTHFIELD, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1980 IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 25690960, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PRESERVATION DECLARATION OF THE LANDMARK RECORDED DECEMBER 3, 1980 AS DOCUMENT NUMBER 25691004, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT FROM THE ILLINOIS BELL TELEPHONE COMPANY, A CORPORATION OF ILLINOIS TO MAYWOOD-PROVISO STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1970 AND KNOWN AS TRUST NUMBER 2610 DATED JANUARY 9, 1979 AND RECORDED FEBRUARY 9, 1979 AS DOCUMENT 24839084 OF THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND OPERATE A SEWER IN UNDER AND THROUGH PART OF THE LAND. THE EAST 12 FEET, EXCEPT THE NORTH 45.10 FEET OF THAT PART OF THE SOUTH 21 ACRES OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 AFORESAID 250.79 FEET EAST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE EASTERLY RIGHT OF WAY LINE OF PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS (AS MEASURED ALONG SAID SOUTH LINE); THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 100.79 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE 150 FEET EAST OF AND PARALLEL WITH THE EASTERLY LINE OF THE AFORESAID RIGHT OF WAY (AS MEASURED ON SAID SOUTH LINE), A DISTANCE OF 360.38 FEET TO A POINT ON THE NORTH LINE OF HAPP'S SUBDIVISION OF THE SOUTH 107 ACRES OF SAID SOUTHWEST 1/4; THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 181.74 FEET TO A POINT 345.72 FEET WEST OF THE CENTER LINE OF HAPP ROAD (AS MEASURED ON SAID NORTH LINE); THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 45.1 FEET TO A POINT; THENCE EAST PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 6.33 FEET TO A POINT; THENCE SOUTH, A DISTANCE OF 304.48 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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