



Doc#: 1400750019 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2014 11:30 AM Pg: 1 of 3

TRUSTEE'S DEED

THE GRANTORS, Mary L. Sauer, of the City of Glenview and State of Illinois and John Sauer, of the City of Vancouver and State of Washington as Successor Co-Trustees of a Trust Agreement dated January 18, 1995 as to an undivided 1/2 interest and Mary L. Sauer as Trustee under a Trust Agreement dated January 18, 1995 as to an undivided 1/2 interest, for and in consideration of TEN AND NO/100 DOLLARS, and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, CONVEYS AND QUITCLAIMS to the GRANTEES, Zoheb Kerawalla and Meetali Kerawalla, Husband and Wife, not as tenants in common nor as joint tenants but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Index No. 04-23-102-045-1001

Common Address: 1704 Wildberry #A
Glenview, Illinois 60025

TOGETHER WITH THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, TO HAVE AND TO HOLD THE SAME UNTO SAID PARTIES OF THE SECOND PART, AND TO THE PROPER USE, BENEFIT AND BEHOOF FOREVER OF SAID GRANTEES.

THIS DEED IS EXECUTED PURSUANT TO AND IN 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 LIENS OF ALL TRUST DEEDS AND/OR MORTGAGES UPON SAID REAL ESTATE, IF ANY, RECORDED OR REGISTERED IN SAID COUNTY.

Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; 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 closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

Return to:
PROPER TITLE, LLC
400 Skokin Blvd Ste. 380 192
Northbrook, IL 60062
PT13-02366


*Mary L. Sauer as successor
co-trustee and as trustee*

MARY L. SAUER AS SUCCESSOR CO-TRUSTEE
AND AS TRUSTEE

** John Sauer as Successor Co-Trustee*

JOHN SAUER AS SUCCESSOR CO-TRUSTEE

UNOFFICIAL COPY

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000003479 REAL ESTATE TRANSFER TAX
	JAN.-7.14	
	00355.00	
		FP 103051

STATE OF ILLINOIS)
 COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Mary L. Sauer as Successor Co-Trustee of a Trust Agreement dated January 18, 1995 as to an undivided 1/2 interest and as Trustee under a Trust Agreement dated January 18, 1995 as to an undivided 1/2 interest, personally known to me to be the same individual who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instruments as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 17TH day of December, 2013



[Signature]

 NOTARY PUBLIC

STATE OF Washington)
 COUNTY OF Clark)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named John Sauer as Successor Co-Trustee of a Trust Agreement dated January 18, 1995, personally known to me to be the same individual who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instruments as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 13 day of December, 2013

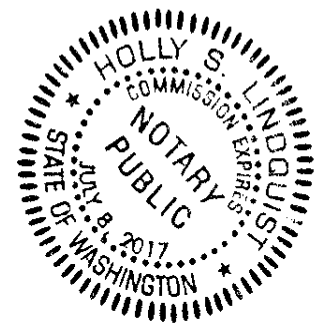
[Signature]

 NOTARY PUBLIC

PREPARED BY: Holly Spiegel-Miller
 Attorney at Law
 1364 Arbor Vitae
 Deerfield, Illinois 60015

MAIL TO: *Arnold LEMAKE*
1215 W. Heather Lane
Arlington Heights, IL 60005

MAIL TAX BILL TO: Zoheb and Meetali Kerawalla
 1704 Wildberry Unit A
 Glenview, Illinois 60025



UNOFFICIAL COPY

Holly Spiegel-Miller
As an Agent for First American Title Insurance Company
1364 Arbor Vitas Rd., Deerfield, IL 60015

Commitment Number: PT13_02366FAM

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
1704 WILDBERRY DR, UNIT A
GLENVIEW, IL 60025
Cook County

The land referred to in this Commitment is described as follows:

UNIT NO. 27-AAS DELINEATED ON THE SURVEY FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL")

THAT PART OF BLOCK 2, IN VALLEY LO UNIT 5, BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID BLOCK 2, AT A POINT WHICH IS 1652.77 FEET EAST FROM THE NORTHWEST CORNER OF SAID BLOCK 2 AND RUNNING THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF BLOCK 2, A DISTANCE OF 132.50 FEET TO A POINT OF BEGINNING AND THE NORTHWEST CORNER OF SAID PART OF BLOCK 2, HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 189.67 FEET; THENCE EAST ALONG A LINE 322.17 FEET SOUTH FROM THE PARALLEL WITH SAID NORTH LINE OF BLOCK 2, A DISTANCE OF 162.40 FEET TO THE EASTERLY LINE OF SAID BLOCK 2; THENCE NORTHWARDLY ALONG SAID EASTERLY LINE OF BLOCK 2, (BEING ALSO THE WESTERLY LINE OF WAUKEGAN ROAD), A DISTANCE OF 190.15 FEET TO AN INTERSECTION WITH A LINE 132.50 FEET SOUTH FROM AND PARALLEL WITH SAID NORTH LINE OF BLOCK 2, AND THENCE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 148.86 FEET TO THE POINT OF BEGINNING.


WHICH SAID SURVEY IS ATTACHED AS EXHIBIT TO "A" CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE NORTHWEST NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED FEBRUARY 2, 1971 AND KNOWN AS TRUST NO. 1007, AND RECORDED IN THE RECORDER OF DEEDS AS DOCUMENT NO. 22108385.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY).

PERMANENT INDEX NUMBER: 04-23-302-045-1001

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. -7.14

REVENUE STAMP

0000003479

REAL ESTATE TRANSFER TAX
00177,50
FP 103048

(PT13_02366FAM.PFD/PT13_02366FAM/41)