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18043787

TRUSTEE'S DEED



Doc#: 1512746394 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2015 12:52 PM Pg: 1 of 4

Above Space for Recorder's Use Only

THIS INDENTURE, made this 30th day of April, 2015 by Marilyn G. Rivkin, as Trustee, of the Charles T. Rivkin Special Trust dated August 12, 2000, as to an undivided 32.18% Tenancy in Common Interest, Steven G. Rivkin, as Trustee, of the Steven G. Rivkin 2003 Declaration of Trust dated January 29, 2004, as to an undivided 22.6067% Tenancy in Common Interest, Thomas S. Rivkin, as Trustee, of the Thomas S. Rivkin 1997 Declaration of Trust dated February 19, 1997, as to an undivided 22.6067% Tenancy in Common Interest, and Larry R. Rivkin, as Trustee of the Larry R. Rivkin 1998 Declaration of Trust, dated February 11, 1998, as to an undivided 22.6066% Tenancy in Common Interest, as Tenants in Common hereinafter referred to as Grantors, and Richard M. Bendix, Jr., of 849 Lincoln Ave., of the Village of Winnetka, County of Cook, State of IL and Mary Bendix, of 849 Lincoln Ave., of the Village of Winnetka, County of Cook, State of IL, hereinafter referred to as Grantees:

WHEREAS, Grantors are respectively the duly acting Trustees of Marilyn G. Rivkin, as Trustee, of the Charles T. Rivkin Special Trust dated August 12, 2000, as to an undivided 32.18%, Tenancy in Common Interest, Steven G. Rivkin, as Trustee of the Steven G. Rivkin 2003 Declaration of Trust dated January 29, 2004, as to an undivided 22.6067% Tenancy in Common Interest, Thomas S. Rivkin, as Trustee, of the Thomas S. Rivkin 1997 Declaration of Trust dated February 19, 1997, as to an undivided 22.6067% Tenancy in Common Interest, and Larry R. Rivkin, as Trustee of the Larry R. Rivkin 1998 Declaration of Trust, dated February 11, 1998, as to an undivided 22.6067% Tenancy in Common Interest, as Tenants in Common, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: **Richard M. Bendix, Jr. and Mary Bendix, husband and wife, AS TENANTS BY THE ENTIRETY**, pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 180 East Pearson Street, Unit 5305, Chicago, IL 60611, legally described as:

SEE ATTACHED LEGAL DESCRIPTION

USI

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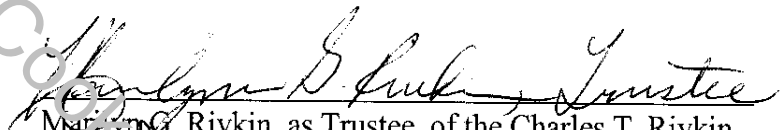
SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

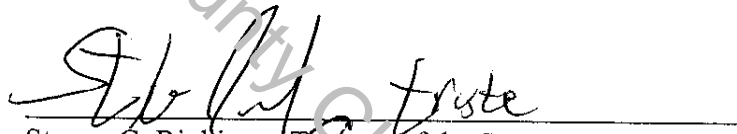
Permanent Index Number: 17-03-226-065-1145

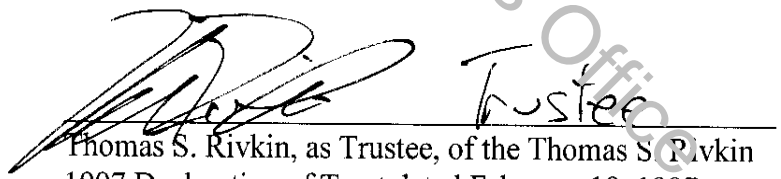
Address(es) of Real Estate: 180 East Pearson Street, Unit 5305, Chicago, IL 60611

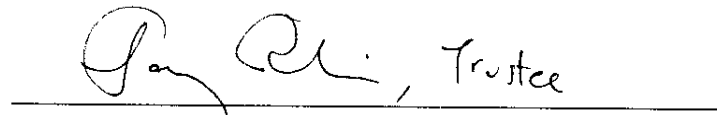
TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustees, in and to the premises.

IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, has hereunto set their hand and seal the day and year first above written.


Marilyn G. Rivkin, as Trustee, of the Charles T. Rivkin Special Trust dated August 12, 2000, as to an undivided 32.18%, Tenancy in Common Interest


Steven G. Rivkin, as Trustee, of the Steven G. Rivkin 2003 Declaration of Trust dated January 29, 2004, as to an undivided 22.6067% Tenancy in Common Interest


Thomas S. Rivkin, as Trustee, of the Thomas S. Rivkin 1997 Declaration of Trust dated February 19, 1997, as to an undivided 22.6067% Tenancy in Common Interest, and


Larry R. Rivkin, as Trustee of the Larry R. Rivkin 1998 Declaration of Trust, dated February 11, 1998, as to an undivided 22.6066% Tenancy in Common Interest, as Tenants in Common

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STATE OF ILLINOIS)
) ss
 COUNTY OF Cook)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marilyn G. Rivkin, as Trustee, of the Charles T. Rivkin Special Trust dated August 12, 2000, as to an undivided 32.18%, Tenancy in Common Interest, Steven G. Rivkin, as Trustee, of the Steven G. Rivkin 2003 Declaration of Trust dated January 29, 2004, as to an undivided 22.6067% Tenancy in Common Interest, Thomas S. Rivkin, as Trustee, of the Thomas S. Rivkin 1997 Declaration of Trust dated February 19, 1997, as to an undivided 22.6067% Tenancy in Common Interest, and Larry R. Rivkin, as Trustee of the Larry R. Rivkin 1998 Declaration of Trust, dated February 11, 1998, as to an undivided 22.6066% Tenancy in Common Interest, as Tenants in Common personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of April, 2015



[Signature]

 NOTARY PUBLIC

This instrument was prepared by: Roger Zamparo, 1600 Golf Road, Ste. 1200, Rolling Meadows, IL 60008

MAIL TO:

Michael R. Adelman, Esq.
 1190 Old Mill Road
 Lake Forest, IL 60045

SEND SUBSEQUENT TAX BILLS TO:

Richard M. Benary, Jr. and Mary Bendix
 180 East Pearson Street, Unit 5305
 Chicago, IL 60611

REAL ESTATE TRANSFER TAX		05-May-2015
	CHICAGO:	10,942.50
	CTA:	4,377.00
	TOTAL:	15,319.50
17-03-226-065-1145 20150501683627 0-277-542-272		

REAL ESTATE TRANSFER TAX		05-May-2015
	COUNTY:	729.50
	ILLINOIS:	1,459.00
	TOTAL:	2,188.50
17-03-226-065-1145 20150501683627 1-344-861-568		

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LEGAL DESCRIPTION

UNIT NO. 5305 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN CALLED CONDOMINIUM PROPERTY) IN COOK COUNTY, ILLINOIS:

LOTS 4 THROUGH 18, BOTH INCLUSIVE AND INCLUDING LOTS 7A, 7B, 7C, 7D, 7E, 7P, 11A AND 11B, IN MARBAN RE SUBDIVISION, BEING A SUBDIVISION OF A PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID MARBAN RESUBDIVISION RECORDED DECEMBER 30, 1975 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 23339577, WHICH SURVEY (HEREIN CALLED SURVEY) IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP EASEMENTS, COVENANTS AND RESTRICTIONS AND BY-LAWS FOR 180 EAST PEARSON STREET CONDOMINIUM, CHICAGO, ILLINOIS (HEREIN CALLED DECLARATION) RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS, ON MARCH 29, 1976 AS DOCUMENT NUMBER 23432350; TOGETHER WITH AN UNDIVIDED 9612 UNDIVIDED PERCENT INTEREST IN THE CONDOMINIUM PROPERTY (EXCEPTING FROM THE CONDOMINIUM PROPERTY ALL OF THE PROPERTY, AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-03-226-065-1145

Address(es) of Real Estate: 180 East Pearson Street, Unit 5305, Chicago, IL 60611