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This Document Prepared By:

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Northbrook, Illinois 60062



Doc#: 1513242040 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/12/2015 11:22 AM Pg: 1 of 5

After Recording Return To:

Norman B. Padnos, Esq.
2739 Karen Lane
Glenview, IL 60025

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that, **MARLOW INVESTMENT GROUP LLC, SERIES 7**, an Illinois limited liability company, for and in the consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS AND SELLS** to **EILEEN L. COHEN and WILLIAM J. COHEN, Trustees**, or their successors in trust, under the **EILEEN L. COHEN LIVING TRUST**, dated April 27, 2000, and any amendments thereto, and **WILLIAM J. COHEN and EILEEN L. COHEN, Trustees**, or their successors in trust, under the **WILLIAM J. COHEN LIVING TRUST**, dated June 9, 1982, and any amendments thereto, husband and wife, as tenants by the entirety ("Grantee"), having an address of 2842 Woodmere Drive, Northbrook, IL 60062, and its successors and assigns forever, the land situated in the County of Cook, State of Illinois legally described as follows (the "Property"):

PARCEL 1: UNIT 404 IN MISSION HILLS CONDOMINIUM 'M'-3 AS DELINEATED ON SURVEY OF PART OF LOTS 1 TO 3 LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, OF COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 43413 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23753671 TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALSO

PARCEL 2: PARKING EASEMENT OVER PARKING SPACE NUMBERS G-18 AND G-8 AS DELINEATED ON THE SURVEY ATTACHED EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR MISSION HILLS CONDOMINIUM 'M'-3, AS PROVIDED FOR IN SAID DECLARATION AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 43413 TO ARTHUR W. WILLE AND THERESA L. WILLE, HIS WIFE DATED JANUARY 4, 1977 AND RECORDED MARCH 14, 1977 AS DOCUMENT 23848701 IN COOK COUNTY, ILLINOIS ALSO

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED AUGUST 8, 1973 AND RECORDED AUGUST 8, 1973 AS DOCUMENT NUMBER 22431171, AND

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AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 43413 TO ARTHUR W. WILLE AND THERESA L. WILLE, HIS WIFE DATED JANUARY 4, 1977 AND RECORDED MARCH 14, 1977 AS DOCUMENT 23848701, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 04-18-200-017-1040

Property Address: 1740 Mission Hills Road, Unit 404 and Garage Unit Nos. G-18 and G-8, Northbrook, IL 60062

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, unto the said Grantee, its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit A attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

REAL ESTATE TRANSFER TAX

04-May-2015



COUNTY:	267.50
ILLINOIS:	535.00
TOTAL:	802.50

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30th IN WITNESS WHEREOF, Grantors have caused this Trustee's Deed to be executed as of this ___ day of April, 2015.

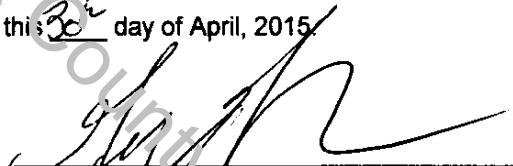
MARLOW INVESTMENT GROUP LLC, SERIES 7,
an Illinois limited liability company

By: 
Bruce D. Rodin, Manager

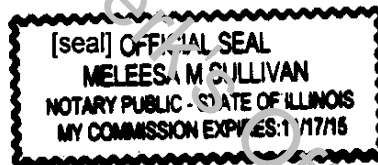
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Bruce D. Rodin, Manager of MARLOW INVESTMENT GROUP LLC, SERIES 7, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to proper authority, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

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


Notary Public

My commission expires: 11/17/15



Mail subsequent tax bills to:
Gilbert L. Cotton
1740 Mission Hills Road, Unit 404
Northbrook, IL 60062

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Exhibit A

Permitted Exceptions

- TAXES FOR 2014
- RESTRICTIVE COVENANTS RECORDED MARCH 24, 1972 AS DOCUMENT 21845626 BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 43413, EUGENE R. CORLEY AND PHOENIX MUTUAL LIFE INSURANCE COMPANY AND THE COUNTY OF COOK THAT IN THE EVENT THE LAND IS REZONED IN THE R-5 GENERAL RESIDENCE DISTRICT WITH A SPECIAL USE AS A PLANNED DEVELOPMENT FOR MULTIPLE FAMILY DWELLING, THEN: (1) FOR A PERIOD OF 20 YEARS THE GOLF COURSE MUST BE USED AS SUCH OR AS SOME OTHER OPEN SPACE; (2) IF OWNER DESIRES TO SELL THE GOLF COURSE AREA, IT MUST FIRST BE OFFERED FOR SALE TO: (A) ANY CLUB ESTABLISHED BY THE DEVELOPERS, (B.) THE HOMEOWNER'S ASSOCIATION, IF ANY, (C) THE NORTHBROOK PARK DISTRICT, (D) THE VILLAGE OF NORTHBROOK IN THAT ORDER; (3) ALSO RELATING TO APPRAISALS, NOTICES OF OFFERS OF SALE AND ENFORCEABILITY AND AMENDMENT.

NOTE: AMENDED BY DOCUMENT 22401402 RECORDED JULY 17, 1973.

- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 3, 1971 AND KNOWN AS TRUST NUMBER 43413, DATED AUGUST 8, 1973 AND RECORDED AUGUST 8, 1973 AS DOCUMENT 22431171, RELATING TO EASEMENTS FOR INGRESS AND EGRESS, RECREATIONAL PATHS, UTILITIES, DRAINAGE, ACCESS TO GOLF COURSE, LAKES AND PONDS LOCATED ON THE LAND; RIGHT TO USE AND ENJOYMENT OF COMMUNITY AREAS OF THE DEVELOPMENTAL PROPERTY; CREATION OF MISSION HILLS HOMEOWNER'S ASSOCIATION, A NOT FOR PROFIT CORPORATION OF ILLINOIS, AND MEMBERSHIP AND VOTING RIGHTS IN SAID ASSOCIATION NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
- EASEMENT IN AND UPON THAT PART OF LOT 2 IN THE LAND AFORESAID (1) APPROXIMATELY AS SHOWN ON EXHIBIT 'A' ATTACHED THERETO, AND (2) APPROXIMATELY AS SHOWN ON SUCH DRAWINGS AS MAY THEREAFTER BE SUBMITTED IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS TO INSTALL AND MAINTAIN THEIR RESPECTIVE FACILITIES AS GRANTED BY INSTRUMENT RECORDED JULY 3, 1973 AS DOCUMENT 22384184.
- EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED AUGUST 27, 1973 AS DOCUMENT 22455148.
- EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, RELOCATE, TEST, INSPECT, OPERATE, REPLACE, RESTORE, RENEW, ENLARGE, CHANGE OR REMOVE AN UNDERGROUND WATER SUPPLY AND DISTRIBUTION SYSTEM UNDER, ACROSS, OVER AND THROUGH THE PORTION OF THE LAND DELINEATED ON EXHIBITS ATTACHED THERETO AND AS CREATED BY GRANT TO MISSION-BROOK SANITARY DISTRICT RECORDED APRIL 29, 1974 AS DOCUMENT 22698555, AND RE-RECORDED AS DOCUMENT 23197551, AND AS FURTHER DELINEATED ON EXHIBIT 'A' ATTACHED TO SAID DOCUMENT 23197551.

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- EASEMENT OF INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE LAND DELINEATED ON DRAWING BY EDMUND M. BURKE AND ASSOCIATES, LTD., DATED OCTOBER 20, 1972, REVISED JULY 10, 1973 AND IDENTIFIED AS SITE PLAN WELL NUMBER 3 AS CREATED BY GRANT TO MISSION-BROOK SANITARY DISTRICT RECORDED APRIL 29, 1974 AS DOCUMENT 22698554, RE-RECORDED AS DOCUMENT 23166420.
- EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, RELOCATE, TEST, INSPECT, OPERATE, REPLACE, RESTORE, RENEW, ENLARGE, CHANGE OR REMOVE SEWER LINES UNDER, ACROSS, OVER AND THROUGH THE PORTION OF THE LAND DELINEATED ON EXHIBITS ATTACHED THERETO AND AS CREATED BY GRANT TO MISSION-BROOK SANITARY DISTRICT RECORDED APRIL 29, 1974 AS DOCUMENT 22698556 AND RE-RECORDED AS DOCUMENT 23166419.
- EASEMENT FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY DATED MAY 16, 1973 AND RECORDED JUNE 7, 1973 AS DOCUMENT 22351991 UPON, UNDER, ALONG AND ACROSS THAT PART OF THE LAND FALLING IN THE WEST 50 FEET OF THE NORTH 1470.34 FEET OF THE PART OF LOTS 1 AND 2 AFORESAID LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD.
- POSSIBLE GAS MAIN EASEMENT GRANTED BY MISSION HILLS DEVELOPMENT, A JOINT VENTURE OF EUGENE R. CORLEY BUILDERS AND THE PHOENIX COMPANIES, TO NORTHERN ILLINOIS GAS COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS OVER THAT PART OF THE LAND DESCRIBED THEREIN, AS CONTAINED IN DOCUMENT 22061388 RECORDED SEPTEMBER 25, 1972.
- (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 20, 1976 AS DOCUMENT 23753671 (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT.'