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TRUSTEE'S DEED STATUTORY (ILLINOIS)

Return to:

PROPER TITLE, LLC
400 Skokie Blvd Ste. 380
Northbrook, IL 60062

10/1 PT15_01004

PT15_01004AA4
Proper Title

Doc#: 1516856006 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2015 09:23 AM Pg: 1 of 3

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The **GRANTOR, VIRGINIA H. MOORE**, as Trustee of the **Virginia H. Moore Trust** dated **April 9, 1979**, of the County of Cook, State of Illinois, respectively, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to the power and authority of the Grantors as said Trustees and of every other power and authority, the Grantors, hereunto enabled, hereby convey and warrant to **GRANTEE**:

ELLEN FLAHERTY, as Trustee of the **Ellen Flaherty Living Trust** dated **June 21, 1999**

the following described real estate:

UNIT 302 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S32, A LIMITED COMMON ELEMENT IN DEPOT SQUARE SENIOR CONDOMINIUMS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3 AND 4 IN PONTARELLI'S DEPOT SQUARE RESUBDIVISION IN GLENVIEW, BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM RECORDED APRIL 17, 1996 AS DOCUMENT 96288603 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Permanent Index Number: 04-35-106-036-1032
Property Commonly Known As: 1220 Depot Street #302, Glenview, Illinois 60025


Subject to (a) general real estate taxes not due and payable at the time of closing, (b) the Condominium Property Act, (c) the Declaration and the Condominium Documents, (d) applicable zoning and building laws and ordinances, (e) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased Unit, (f) acts done or suffered by Grantee or anyone claiming through Grantee, (g) utility easements, whether recorded or

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unrecorded, (h) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser, hereby releasing and waiving all right under and by virtue of the homestead exemption laws of the State of Illinois.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

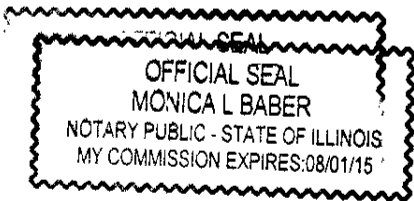
Dated: JUNE 1st, 2015


VIRGINIA H. MOORE, as Trustee of the
Virginia H. Moore Trust dated April 9, 1979

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 **VIRGINIA H. MOORE**, as Trustee of the **Virginia H. Moore Trust dated April 9, 1979**, personally known to me to be the same person(s) whose name(s) are 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 notarial seal this 1st day of June, 2015.





Notary Public

Mail recorded Deed to: John Winand, Esq. 800 Waukegan Rd. #201, Glenview, Illinois 60025

Mail tax bill to: Ellen Flaherty, as Trustee, 1220 Depot Street #302, Glenview, Illinois 60025

Prepared by: Daniel E. Fajerstein, 513 Chicago Avenue, Evanston, Illinois 60202

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15-01004

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

04-Jun-2015



COUNTY: ILLINOIS
TOTAL:

84.15
168.50
252.75

04-35-106-036-1032 | 20150601692559 | 1-283-964-283