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TRUSTEE'S DEED (ILLINOIS)



Doc#: 1519845075 Fee: \$42.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2015 02:34 PM Pg: 1 of 3

FD 15-0713

THE GRANTOR the James D. Mullenix, as Successor Trustee of The Mary Jane Mullenix Trust dated November 18, 1997, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to ~~Ourania~~ ^{Ourania} Grapsas as Trustee under the Ourania Grapsas Trust dated December 19, 2012 all interest in the following described real estate commonly known as 702 Waukegan Rd., Unit 408A & P-33, Glenview, IL 60025, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 04-35-314-041-1034

Dated this 5th day of June, 2015.


James D. Mullenix, as Trustee

, as Trustee

EEER REVIEWER 

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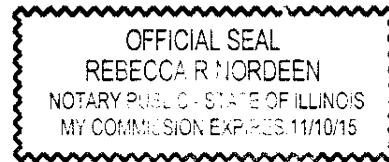
STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James D. Mullenix, as Successor Trustee of Mary Jane Mullenix Trust personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 5th day of June, 2015.

Rebecca R. Nordeen

Notary Public



THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:
Penland & Hartwell, LLC
One N. LaSalle St.
38th Floor
Chicago, IL 60606

FORT DEARBORN TITLE
1370 MEADOW ROAD
NORTHBROOK, IL 60062

SEND SUBSEQUENT TAX BILLS TO:
Or Rania Grapsas
702 Waukegan Rd., Unit 408A & P-33
Glenview, IL 60025

REAL ESTATE TRANSFER TAX 13-Jul-2015



COUNTY:	161.25
ILLINOIS:	322.50
TOTAL:	483.75

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EXHIBIT "A"

Parcel 1:

Unit Number A-408, as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "parcel"): A parcel of land, being part of Lot 2 in Orchard Gardens Subdivision, a subdivision of part of the South 1/2 of the South 1/2 of Section 35, Township 42 North, Range 12, East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on March 16, 1959 as document number 1849370, which parcel of land is bounded and described as follows: Commencing at the Southeast corner of said Lot 2, and running, thence West along the South line of said Lot 2, a distance of 359.25 feet to a point; thence North along a straight line, perpendicular to said South line of Lot 2, a distance of 25 feet to a point of beginning for the parcel of land hereinafter described; thence Northwestwardly along a straight line, a distance of 149.91 feet to a point which is 164.12 feet North (measured perpendicular to said South line of Lot 2) and 415.10 feet West (measured along said South line of Lot 2) for aforesaid Southeast corner of Lot 2; thence Northeastwardly along a straight line, a distance of 110.79 feet to a point which is 242.46 feet North (Measured perpendicular to said South line of Lot 2) and 336.76 feet West (measured along said South line of Lot 2) from aforesaid Southeast corner of Lot 2; thence East along a line parallel with said South line of Lot 2, a distance of 97.12 feet; thence Southeastwardly along a straight line, a distance of 70.54 feet to a point which is 192.58 feet North (measured perpendicular to said South line of Lot 2) and 189.76 feet West (measured along said South line of Lot 2) from aforesaid Southeast corner of Lot 2; thence South along a line perpendicular to said South line of Lot 2, a distance of 142.58 feet, to a point 50.0 feet North of said South line; thence West along a line perpendicular to said last described line, a distance of 32.00 feet; thence South along a line perpendicular to said South line of Lot 2, a distance of 25.00 feet; thence West along a line 25.00 feet North from and parallel with South line of Lot 2 aforesaid, a distance of 137.49 feet to the point of beginning; which said survey is attached as exhibit "A" to a certain Declaration of Condominium ownership made by the Amalgamated Trust and Savings Bank, as Trustee under a certain trust agreement dated January 29, 1975 and known as trust number 2805 and registered in the Office of the Cook County Registrar of Titles as document number 2885260 together with an undivided 3.29 percent interest in said parcel (excepting from said parcel all property and space comprising all the units thereon as defined and set forth in said Declaration of Condominium Ownership and Survey) all in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress and driveway purposes appurtenant to and for the benefit of Parcel 1, as set forth in the Declaration of Easements filed August 2, 1976 as document number 2885259, as amended from time to time, and as created by deed from Amalgamated Trust and Savings Bank as Trustee under trust number 2805 to Diane H. Nosbaum dated March 1, 1971 and recorded March 23, 1971 as document LR29276361 in Cook County, Illinois.

PIN(S): 04-35-314-041-1034