

UNOFFICIAL COPY

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WARRANTY DEED

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This Document Prepared by:

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After Recording mail to:

Thomas J. Emalfarb
Emalfarb, Swan and Bain
440 Central Avenue
Highland Park, Illinois 60035

Send Tax Bill to:

Arnold Gale and Anne Jo Gale
1740 Mission Hills Road, Unit 512
Northbrook, Illinois 60062

PIN:

04-18-200-017-1060



Doc# 1721404003 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/02/2017 09:16 AM PG: 1 OF 3

(The above space for Recorder's use only)

THIS WARRANTY DEED is made as of this 24th day of July, 2017, between Fred Rudin, an unmarried man ("Grantor"), whose address is 1740 Mission Hills Road, Unit 512, Northbrook, Illinois, and Arnold Gale and Anne Jo Gale, husband and wife, as tenants by the entirety (collectively, "Grantee"), whose address 2550 Waterview Driver, Unit 333, Northbrook, Illinois.

WITNESSETH, that Grantor, for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby CONVEY, WARRANT, REMISE and RELEASE unto Grantee, its heirs and successors forever, all the real property, together with improvements, if any, to the real estate described on Exhibit A attached hereto (the "Property"), subject only to covenants, conditions and restrictions of record; building lines and easements; and general real estate taxes not yet due and payable at the time of Closing (collectively, "Permitted Exceptions");

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, 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 and demand whatsoever of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances;

AND TOGETHER with all improvements on the Property and all rights, easements and interests appurtenant to the Property;

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, its successor and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, except for claims arising from Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX



27-Jul-2017
COUNTY: 164.00
ILLINOIS: 328.00
TOTAL: 492.00

04-18-200-017-1060

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SPS SC INT
13
12
1/3

BOX 333 CT

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 512 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 (HEREINAFTER REFERRED TO AS "PARCEL")

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 3, 1971 AND KNOWN AS TRUST NUMBER 43413 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23753671; TOGETHER WITH ITS UNDIVIDED PERCENTAGE 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) IN COOK COUNTY, ILLINOIS

PARCEL 2: PARKING EASEMENTS OVER PARKING SPACE NUMBER G-52 AS DELINEATED ON THE SURVEY ATTACHED AS 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 NO. 43413 TO EDWARD ROSS AND BARBARA F. ROSS DATED FEBRUARY 28, 1977 AND RECORDED AS DOCUMENT 23892560 IN COOK COUNTY, ILLINOIS

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 22431171 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 43413 TO EDWARD ROSS AND BARBARA F. ROSS DATED FEBRUARY 28, 1977 AND RECORDED AS DOCUMENT 23892560 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1740 Mission Hills Road, Unit 512, Northbrook, Illinois 60062

PIN: 04-18-200-017-1060