

TRUSTEE'S DEED



1729142080

Doc# 1729142080 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/18/2017 02:02 PM PG: 1 OF 3

THE GRANTOR, KENNETH WEISER, not individually, but solely as Successor Trustee of the MARION WEISER TRUST dated July 31, 1990 (The "Grantor") for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS to EFSTRATIOS LITSOGIANNIS and GEORGIA LITSOGIANNIS, husband and wife, (The "Grantees"), not in Tenancy in Common but as Joint Tenants, all the Grantor's interest in the following described real estate situated in Cook County, Illinois (the "Property"), legally described as:

SEE EXHIBIT A

Subject only 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.

And said GRANTOR hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTOR has set his hand and seal unto this Trustee's Deed this 3rd day of October, 2017.

MARION WEISER TRUST

By: Kenneth Weiser, as Successor Trustee

REAL ESTATE TRANSFER TAX

13-Oct-2017



COUNTY: 148.50
ILLINOIS: 297.00
TOTAL: 445.50

04-03-200-022-1011

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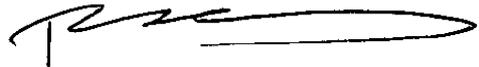
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State of Illinois)
) ss.
County of Cook)

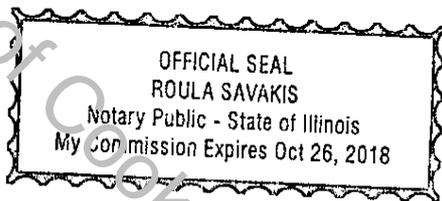
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth Weiser personally known to me to be and in his capacity as the Trustee of the Marion Weiser Trust, who executed the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of October, 2017.

Commission expires 12/26, 20 18



Notary Public



This instrument was prepared by:
David J. Malter
100 S. LaSalle Street, Suite 2400
Chicago, Illinois 60602
Telephone: 312/782-4477
Facsimile: 312/984-1504

After recording return to:
John Mantas
1300 W. Higgins Road, Suite 209
Park Ridge, IL 60068

Send subsequent tax bills to:
Efstratios Litsogiannis
1220 Rudolph, Unit 1L
Northbrook, Illinois 60062

**COOK COUNTY
RECORDER OF DEEDS**

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT NUMBER 1-L, IN THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM "T", AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 50.00 FEET (MEASURED AT RIGHT ANGLES) WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, WITH A LINE DRAWN 366.00 FEET (MEASURED AT RIGHT ANGLES) NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 54 MINUTES 25 SECONDS WEST, ALONG THE LAST DESCRIBED PARALLEL LINE, 152.88 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 35 SECONDS EAST, 90.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 64 DEGREES 54 MINUTES 25 SECONDS WEST, 117.00 FEET; THENCE NORTH 25 DEGREES 05 MINUTES 35 SECONDS EAST, 197.31 FEET; THENCE NORTH 19 DEGREES 54 MINUTES 25 SECONDS WEST 197.31 FEET; THENCE NORTH 70 DEGREES 05 MINUTES 35 SECONDS EAST, 117.00 FEET; THENCE SOUTH 19 DEGREES 54 MINUTES 25 SECONDS EAST, 185.00 FEET; THENCE SOUTH 02 DEGREES 35 MINUTES 24 SECONDS WEST, 112.28 FEET; THENCE SOUTH 25 DEGREES 05 MINUTES 35 SECONDS WEST, 185.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25415821, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE CONDOMINIUMS OF NORTHBROOK COURT COMMUNITY ASSOCIATION RECORDED AS DOCUMENT 25415820.

PARCEL 3:

A PERPETUAL NON-EXCLUSIVE EASEMENT OF USE OF THE PURPOSE OF Z-WAY VEHICULAR TRAFFIC (PASSENGER VEHICLES AND TRUCKS) AND PEDESTRIAN ACCESS TO AND BETWEEN THE ABOVE DESCRIBED PROPERTY AND ABUTTING ROADS AND HIGHWAY, OVER AND ACROSS THAT PARCEL OF LAND KNOWN AS RUDOLPH ROAD.

Permanent Index #'s: 04-03-200-022-1011 VOL. 131

Property Address: 1220 Rudolph Drive Unit 1-L, Northbrook, Illinois 60062

**COOK COUNTY
RECORDER OF DEEDS**