

CT

17017553SK  
11KJCSK

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Doc# 1729612036 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2017 11:34 AM PG: 1 OF 5

Property of Cook County Clerk's Office

WARRANTY DEED

THE GRANTORS, CHARLENE M. KIRSHENBAUM and MICHAEL B. KIRSHENBAUM, each of the Village of Northbrook, County of Cook and State of Illinois, for and in consideration of the sum of ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

THE TODD GROUP LLC - 1360 TRAPP,  
an Illinois series limited liability company, located at 1148 Oak Street  
Winnetka, IL 60093

the following described real estate situated in the County of Cook and State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 05-18-402-075-0000

COMMONLY KNOWN AS: 1360 Trapp Lane, Winnetka, IL 60093

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; general real estate taxes for the year 2017 and subsequent years; and assessments for Winnetka Special Service Area No. 3 payable for the year 2017 and subsequent years;

TO HAVE AND TO HOLD the said premises forever.

THIS IS NOT HOMESTEAD PROPERTY.

S Y  
P 5  
S N  
SC Y  
INT 10

REAL ESTATE TRANSFER TAX 17-Oct-2017



COUNTY: 320.00  
ILLINOIS: 640.00  
TOTAL: 960.00

05-18-402-075-0000 | 20171001638645 | 0-009-134-016

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IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 11th day of October, 2017.

Charlene M. Kirshenbaum  
CHARLENE M. KIRSHENBAUM

Michael B. Kirshenbaum  
MICHAEL B. KIRSHENBAUM

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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 CHARLENE M. KIRSHENBAUM and MICHAEL B. KIRSHENBAUM, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11<sup>th</sup> day of October, 2017.



Louise S. Greenfield  
Notary Public

THIS INSTRUMENT WAS  
PREPARED BY:

LOUISE S. GREENFIELD / Berlin & Braude  
650 Dundee Road #456  
Northbrook, IL 60062

RETURN TO:  
Stephen Todd  
1148 Oak Street  
Winnetka, IL 60093

SEND SUBSEQUENT TAX  
BILLS TO:  
Stephen Todd  
1148 Oak Street  
Winnetka, IL 60093

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 17017553SK

For APN/Parcel ID(s): 05-18-402-075-0000

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### PARCEL 1

LOT 2 IN HIBBARD ROAD ADDITION TO WINNETKA, A SUBDIVISION OF PARTS OF LOTS 5, 6 AND 7 (TAKEN AS ONE TRACT) IN HIGGENS ESTATE SUBDIVISION OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 9, 1954 AS DOCUMENT 15877252, (EXCEPT THAT PART OF SAID LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 2, 100 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE EASTERLY ALONG A CURVED LINE HAVING A RADIUS OF 50 FEET, CONVEX SOUTHERLY (BEING THE SOUTHERLY LINE OF TRAPP LANE, A PRIVATE ROAD) 13.0 FEET, AS MEASURED ALONG THE CHORD; THENCE SOUTHERLY ALONG A LINE WHICH EXTENDED, WOULD INTERSECT THE SOUTH LINE OF LOT 3 IN HIBBARD ROAD ADDITION TO A POINT 13.0 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 3, 76.21 FEET TO THE WEST LINE OF SAID LOT 2 AND THENCE NORTH ALONG SAID WEST LINE, 73.34 FEET TO THE PLACE OF BEGINNING); ALSO:

### PARCEL 2:

THAT PART OF LOT 3 IN HIBBARD ROAD ADDITION TO WINNETKA, A SUBDIVISION OF PARTS OF LOTS 5, 6 AND 7 (TAKEN AS ONE TRACT) IN HIGGENS ESTATE SUBDIVISION OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1954 AS DOCUMENT 15877252 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE THEREOF, 13.0 FEET; THENCE NORTHERLY ALONG A LINE, (WHICH- EXTENDED, WOULD INTERSECT THE SOUTHERLY LINE AT TRAPP LANE AT TRAPP LANE., A PRIVATE ROAD (BEING A CURVED LINE OF 50 FEET RADIUS DRAWN ABOUT A POINT IN THE EAST LINE OF SAID LOT 3, 50 FEET SOUTH OF THE NORTH EAST CORNER THEREOF) AT A POINT IN THE SOUTHERLY LINE OF TRAPP LANE, 13.0 FEET EASTERLY OF (AS MEASURED ALONG THE CHORD) FROM A POINT IN THE EAST LINE OF SAID LOT 1 100 FEET SOUTH OF THE NORTH EAST CORNER) A DISTANCE OF 76.87 FEET THE THE EAST LINE OF SAID LOT 3 AND THENCE SOUTH ALONG SAID EAST LINE 76.02 FEET TO THE PLACE OF BEGINNING;

ALSO:

### PARCEL 3:

EASEMENT FOR BENEFIT OF PARCEL 1 AND 2 AS ESTABLISHED IN DECREE ENTERED ON

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## LEGAL DESCRIPTION

(continued)

JUNE 26, 1935 AND SUPPLEMENTAL DECREE ENTERED AUGUST 9, 1937 IN CASE NUMBER 34C6741 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS AS CREATED BY DEED FROM WINNETKA TRUST AND SAVINGS BANK, TRUSTEE UNDER TRUST NUMBER 1-129 TO FRANK KATZIN AND MARGARET KATZIN, HIS WIFE DATED OCTOBER 14, 1952 AND RECORDED JUNE 16, 1953 AS DOCUMENT 15527127 AND AS AMENDED BY DEED RECORDED JANUARY 27, 1954 AS DOCUMENT 15820800 FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF LOT 6 OF SUBDIVISION OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED MARCH 4, 1875 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 9 OF PLATS PAGE 61 AS DOCUMENT 16404 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF HIBBARD ROAD 265.5 FEET NORTH OF THE SOUTH LINE OF LOT 7 IN SAID SUBDIVISION THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, 319 FEET THENCE WESTERLY 437.45 FEET TO A POINT 229.5 FEET SOUTH OF THE NORTH LINE OF LOT 5 AND 528 FEET EAST OF THE WEST LINE OF LOT 6 IN SAID SUBDIVISION; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 7, 18 FEET; THENCE WEST PARALLEL WITH SAID NORTH LINE OF LOT 5, 3.60 FEET TO THE NORTH EAST CORNER OF THE WEST 3 ACRES OF THOSE PARTS OF LOTS 5, 6 AND 7 LYING SOUTH OF A LINE WHICH IS 247.5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 5; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 3 ACRES A DISTANCE OF 12 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE OF LOT 5, 3.60 FEET; THENCE EASTERLY 437 FEET TO A POINT 235.5 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7, THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF SAID LOT 7, 319 FEET TO SAID WEST LINE OF HIBBARD ROAD, THENCE NORTH 30 FEET TO POINT OF BEGINNING;

ALSO

PARCEL 4;

AN EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 2 CREATED BY GRANT MADE BY ROBERT D. GORDON AND OTHERS TO- FRANK KATZIN AND MARGARET KATZIN HIS WIFE, RECORDED DECEMBER 31, 1953 AS DOCUMENT 15803129 IN AND UPON THE EAST 33.5 FEET OF THE SOUTH 18 FEET AND EAST 50 FEET (EXCEPT THE EAST 33.5 FEET THEREOF) OF THE SOUTH 9 FEET OF THAT PORTIONS OF LOT 5 AND 6 IN HIGGINS ESTATES SUBDIVISION OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED 16404 -DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF SAID LOT 5; THENCE SOUTH 247.5 FEET ALONG THE WEST LINE OF SAID LOTS 5 AND 6 THENCE EAST 528 FEET ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 5 AND 247.5 FEET SOUTH THEREOF THENCE NORTH 247.5 FEET ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOTS 5 AND 6 528 FEET EAST THEREOF TO THE NORTH LINE OF SAID LOT 5; THENCE WEST 528 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING FOR THE PURPOSE OF USING, CONNECTING WITH, PLACING, REPLACING MAINTAINING, REMOVING AND REPAIRING SANITARY SEWER PIPES OR MAINS, STORM SEWER PIPES OR MAINS, WATER PIPES, GAS PIPES AND TELEPHONE AND ELECTRICAL CONDUITS ALL UNDERNEATH THE SURFACE OF GROUND OF SAID STRIP AND FOR THE FURTHER PURPOSE OF PLACING, MAINTAINING AND

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## LEGAL DESCRIPTION

(continued)

USING AND IMPROVED ROADWAY ON CONCRETE, OR OTHER SUITABLE MATERIAL ON AND OVER THE EAST 33.5 FEET OF SAID STRIP ALL IN COOK COUNTY, ILLINOIS

**COOK COUNTY  
RECORDER OF DEEDS**

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