

17 CA 892163
UNOFFICIAL COPY
1802312003D

**WARRANTY DEED
ILLINOIS STATUTORY
Statutory (ILLINOIS)**

Doc# 1802312003 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2018 09:32 AM PG: 1 OF 6

MAIL TO:

Vincent Anthony Incopero, Esq.
Real Law Group
381 N. York Street, Suite 18
Elmhurst, Illinois 60126

NAME & ADDRESS OF TAXPAYER:

AJ Vector, Inc.
3628 Heritage Drive
Northbrook, Illinois 60062

THIS INSTRUMENT WAS PREPARED BY:

Debra B. Yale, Esq.
Law Office of Debra B. Yale, LLC
630 Dundee Road, Suite 220
Northbrook, Illinois 60062

THE GRANTORS, **Rosanne Eisenberg, an unmarried woman, of Northbrook, Illinois, Mark A. Cowin, an unmarried man, of Highland Park, Illinois, and Dr. Richard M. Cowin, married to Sarai Perez Cowin, of Windermere, Florida,** for and in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **AJ Vector, Inc., an Illinois Corporation,** with a principal place of business located at 3628 Heritage Drive, Northbrook, Illinois 60062, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Legally described on Exhibit A attached hereto and made a part hereof. Subject only to: the matters set forth on Exhibit B attached hereto and made a part hereof.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. The property conveyed hereby does not constitute homestead property of Mark A. Cowin, Dr. Richard M. Cowin, or Sarai Perez Cowin. ALL PROPERTY CONVEYED HEREBY IS CONVEYED IN ITS "AS-IS" CONDITION.

Permanent Index Number(s): 04-18-200-017-1003

Property Address: 1740^{Rd.} Mission Hills, Unit 103, Northbrook, Illinois 60062

This document may be executed in counterparts, each of which shall constitute an original and all of which, when taken together, shall be deemed one and the same document.

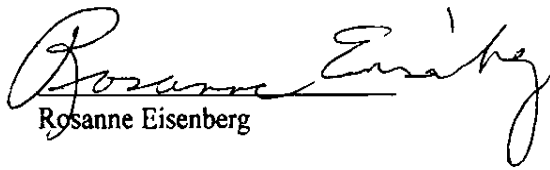
Dated as of this 8th day of January 2018

[SIGNATURES ON FOLLOWING PAGES]

S Y
P 16
S 11
SC Y
INT 12

UNOFFICIAL COPY

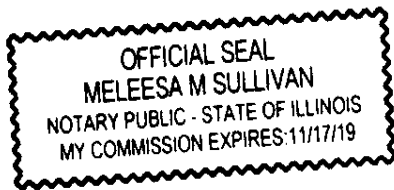
SIGNATURE PAGE TO WARRANTY DEED


 Rosanne Eisenberg

STATE OF Illinois
 County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Rosanne Eisenberg**, 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 she signed and delivered the 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 17th day of January, 2018.




 Notary Public

My commission expires on 11/17/19

REAL ESTATE TRANSFER TAX		12-Jan-2018
	COUNTY:	117.50
	ILLINOIS:	235.00
	TOTAL:	352.50
04-18-200-017-1003	20180101683363 0-150-527-008	

UNOFFICIAL COPY

SIGNATURE PAGE TO WARRANTY DEED

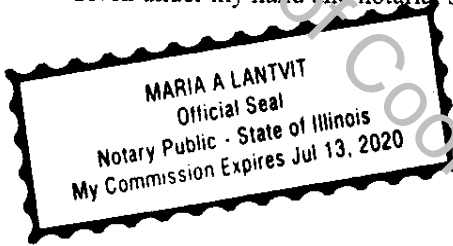


Mark A. Cowin

STATE OF IL
County of LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Mark A. Cowin**, 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 he signed and delivered the instrument as his 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 4 day of Jan, 2018.



Notary Public

My commission expires on

7-13-2020

UNOFFICIAL COPY

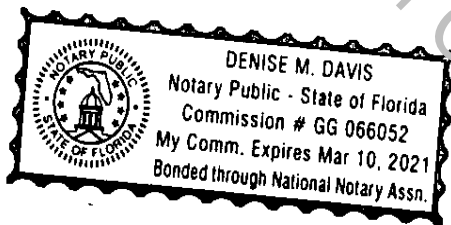
SIGNATURE PAGE TO WARRANTY DEED

Dr. Richard M. Cowin

STATE OF Florida
County of Orange ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Dr. Richard M. Cowin**, 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 he signed and delivered the instrument as his 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 4 day of Jan., 2018.



Denise M. Davis
Notary Public
My commission expires on 3/10/21

UNOFFICIAL COPY



CHICAGO TITLE
INSURANCE COMPANY

LEGAL DESCRIPTION

Order No.: 17CA8921631NC

For APN/Parcel ID(s): 04-18-200-017-1003

Parcel 1:

Unit Number 103 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, in Cook County, Illinois (hereinafter referred to as "Parcel") which survey is attached as exhibit 'a' to declaration of condominium made by La Salle National Bank trust number 43413 and recorded in the office of the recorder of deeds of Cook County, Illinois as document number 23753671 together with an undivided percent 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).

Parcel 2:

Parking easement over parking space number G 30 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 number 43413 to Charlotte Julius dated February 11, 1977 and recorded March 14, 1977 as document 23848707 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 number 22431171, and as created by deed from La Salle National Bank, a National Banking Association, as Trustee Under Trust number 43413 to Charlotte Julius dated February 11, 1977 recorded March 14, 1977 as document 23848707 for ingress and egress, all in Cook County, Illinois.

UNOFFICIAL COPY

EXHIBIT B PERMITTED EXCEPTIONS

Covenants, conditions and restrictions of record and building lines; public and utility easements, including any easements established by or implied from the Declaration or amendments thereto; acts done by or suffered through grantee; general real estate taxes not due and payable at the time of closing; terms, provisions, covenants and conditions of the Declaration of Condominium ("Declaration") and all amendments; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; and installments due after the date of closing of general assessments established pursuant to the Declaration;

10. RIGHTS OF THE PUBLIC, STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO SO MUCH OF THE LAND FALLING IN SANDERS ROAD, TECHNY ROAD, AND OTHER ROADS AND HIGHWAYS.
11. RESTRICTIVE COVENANTS RECORDED MARCH 24, 1972 AS DOCUMENT 21845626 BETWEEN LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 43413, EUGENE R. CORLEY AND PHOENIX MUTUAL LIFE INSURANCE COMPANY, AND THE COUNTY OF COOK THAT IN THE EVENT THE LAND IS REZONED IN THE R-5 GENERAL RESIDENCE DISTRICT WITH A SPECIAL USE AS A PLANNED DEVELOPMENT FOR MULTIPLE FAMILY DELINGS, THEN: (1) FOR A PERIOD OF 20 YEARS THE GOLF COURSE MUST BE USED AS SUCH OR AS SOME OTHER OPEN SPACE; (2) IF OWNER DESIRES TO SELL THE GOLF COURSE AREA, IT MUST FIRST BE OFFERED FOR SALE TO: (A) ANY CLUB ESTABLISHED BY THE DEVELOPERS, (B.) THE HOMEOWNER'S ASSOCIATION, IF ANY, (C) THE NORTHBROOK PARK DISTRICT, (D) THE VILLAGE OF NORTHBROOK, IN THAT ORDER; (3) ALSO RELATING TO APPRAISALS, NOTICES OF OFFERS OF SALE AND ENFORCEABILITY AND AMENDMENT.
- NOTE: AMENDED BY DOCUMENT 22401402 RECORDED JULY 17, 1973.
- NOTE: AMENDED BY DOCUMENT 24194405 RECORDED NOVEMBER 15, 1977.
12. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 3, 1971 AND KNOWN AS TRUST NUMBER 43413, DATED AUGUST 8, 1973 AND RECORDED AUGUST 8, 1973 AS DOCUMENT 22431171, RELATING TO EASEMENTS FOR INGRESS AND EGRESS, RECREATIONAL PATHS, UTILITIES, DRAINAGE, ACCESS TO GOLF COURSE, LAKES AND PONDS LOCATED ON THE LAND; RIGHT TO USE AND ENJOYMENT OF COMMUNITY AREAS OF THE DEVELOPMENTAL PROPERTY, CREATION OF MISSION HILLS HOMEOWNER'S ASSOCIATION, A NOT FOR PROFIT CORPORATION OF ILLINOIS, AND MEMBERSHIP AND VOTING RIGHTS IN SAID ASSOCIATION NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
16. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE, INGRESS AND EGRESS AS CONTAINED IN THE DOCUMENT RECORDED AS NO. 22431171, 22384184, 22455148, 22698555, 23197551, 22698554, 23166420, 22698556, 23166419, 22351991, 22061388, 23664989 AND 1511844073. (AFFECTS COMMON ELEMENTS)
17. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT.
18. RIGHTS OF THE ADJOINING OWNER AND OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 3.
13. TERMS, PROVISIONS, COVENANTS, RESTRICTIONS AND OPTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 23753671, AS AMENDED FROM TIME TO TIME.