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180144728K 1A1
CT WARRANTY DEED

Doc#: 1825619283 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2018 11:35 AM Pg: 1 of 6

Dec ID 20180901674386
ST/CO Stamp 1-698-640-032 ST Tax \$700.00 CO Tax \$350.00

THE GRANTOR, **LEONORA L. SHAW**, a married woman AND **ILYCE G. TAMKIN**, a married woman, of the cities of Highland Park and Glencoe, respectively, counties of Lake and Cook, respectively, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to

KATHLEEN ROSEBOROUGH AS TRUSTEE OF THE KATHLEEN ROSEBOROUGH LIVING TRUST AS TO 50% and **ALFRED R. LIPTON AS TRUSTEE OF THE ALFRED R. LIPTON LIVING TRUST AS TO 50%**

the following described Real Estate situated in the County of Cook in the State of Illinois:

PARCEL 1:

UNIT NUMBER 1712 IN THE RESIDENCES OF SHERMAN PLAZA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 4 IN SHERMAN PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE AMENDED AND RESTATED PLAT THEREOF RECORDED AUGUST 24, 2006 AS DOCUMENT NO. 0623632062; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2006 AS DOCUMENT NO. 0623718034, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PARKING IN PARKING SPACE NO. P-715, PURSUANT TO SECTION 3.20 OF THE AFORESAID DECLARATION OF CONDOMINIUM, AND AS DELINEATED ON THE PLAT OF SURVEY OF LOT 3 IN THE AFORESAID AMENDED AND RESTATED PLAT OF SUBDIVISION WHICH IS ATTACHED AS EXHIBIT "F" TO THE AFORESAID DECLARATION OF CONDOMINIUM.

PARCEL 3:

PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR SUPPORT, INGRESS AND EGRESS, AND OTHER PURPOSES AS DESCRIBED

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AND DEFINED IN SECTION 4 AND, FOR THE BENEFIT OF LOT 3, AS DESCRIBED AND DEFINED IN SECTION 9, OF THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 9, 2004 AS DOCUMENT NO. 0434404085.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA NO. 5-2, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID.

SUBJECT TO:

Covenants, conditions and restrictions of record, including, but not limited to the Condominium Declaration and the Illinois Condominium Property Act; private, public and utility easements; party wall rights and agreements; roads and highways, existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2018 and subsequent years; and acts caused by or suffered through grantee.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD**, said premises as TENANTS IN COMMON forever.

Permanent Index Number(s): 11-18-304 045-1185

Address of the Real Estate: 807 Davis Street, Unit 1712, Evanston, IL 60201

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTORS

Send subsequent tax bills to:

Kathleen Roseborough and Alfred R. Lipton

807 Davis Street

Unit 1712

Evanston, IL 60201

After Recording Mail to:

Steven J. Fink

Steven J. Fink & Associates, P.C.

25 E. Washington St.

Suite 1233

Chicago, IL 60602

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To have and to hold the said real estate with the appurtenances, upon the trust, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the term of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles in said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to the successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earning, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said trust the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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DATED this 5th day of September 2018.

Leonora L. Shaw

Leonora L. Shaw

Ilyce G. Tamkin

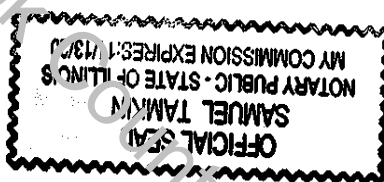
STATE OF ILLINOIS }
 }SS.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEONORA L. SHAW is 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, sealed and delivered this said 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 official seal, this 05 day of September 2018.

[Signature]

NOTARY PUBLIC



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 ILYCE R. TAMKIN is 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, sealed and delivered this said 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 official seal, this ___ day of September 2018.


NOTARY PUBLIC

This instrument prepared by Samuel Tamkin, 361 Park Ave., Suite 200, Glencoe, IL 60022

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DATED this 5th day of September 2018.

Leonora L. Shaw



Ilyce G. Tamkin

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 LEONORA L. SHAW is 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, sealed and delivered this said 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.

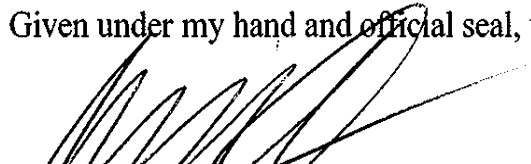
Given under my hand and official seal, this ___ day of September 2018.

NOTARY PUBLIC

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 ILYCE R. TAMKIN is 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, sealed and delivered this said 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 official seal, this 5th day of September 2018.




NOTARY PUBLIC

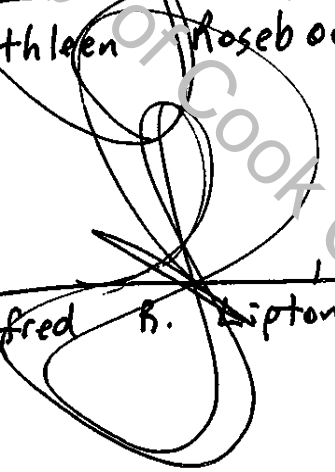


This instrument prepared by Samuel Tamkin, 361 Park Ave., Suite 200, Glencoe, IL 60022

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The undersigned hereby accepts
the foregoing conveyance.

X  , Trustee
 Kathleen Roseborough, Trustee

X  , Trustee
 Alfred H. Lipton, Trustee

032069

CITY OF EVANSTON

PAID Real Estate Transfer Tax

09.12.2018 AMOUNT \$ 3,500.00

Agent 

Property of Cook County Clerk's Office