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Doc#: 1826457121 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/21/2018 12:03 PM Pg: 1 of 4

Dec ID 20180901682603
ST/CO Stamp 1-955-719-328 ST Tax \$312.00 CO Tax \$156.00

WARRANTY DEED

04/18/17
Fidelity National Title

THE GRANTOR(S), Aaron Brill and Beatrice Brill, a married couple, of Sarasota, Florida, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Elizabeth Barrett Ganitopoulos, as trustee under Declaration of Trust of Elizabeth Barrett Ganitopoulos dated 12-11-2013, all title, rights and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 103 IN THE HARBORSIDE CONDOMINIUM III, AS DELINEATED ON SURVEY OF LOT 198 IN ANCIENT TREE UNIT 1-'G', A RESUBDIVISION OF ALL OF OUTLOT 6 IN ANCIENT TREE UNIT 1-'B', A SUBDIVISION RECORDED PER DOCUMENT NUMBER 22970839, AND ALSO A PART OF LOT 1003 IN ANCIENT TREE UNIT 1, BEING A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE HARBORSIDE CONDOMINIUM III, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, NOT PERSONALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 23, 1973 AND KNOWN AS TRUST NUMBER 32211, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24066124; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY COMPRISING ALL OF THE UNITS AS SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

Other
AB
BB

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED MAY 21, 1974 AS DOCUMENT 22328735 AND ANCIENT TREE UNIT 1-B, RECORDED AS DOCUMENT 22970839 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS

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TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 23, 1973
KNOWN AS TRUST NUMBER 32211 TO LAWRENCE H. WROBEL AND
LILLIAN WROBEL RECORDED SEPTEMBER 26, 1977 AS DOCUMENT
24121724 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY,
ILLINOIS.

Permanent Real Estate Index Numbers: 04-08-300-074-1003

Address of Real Estate: 3 The Court of Harborside Dr., ^{Unit 103} Northbrook, Illinois
60062

SUBJECT TO: covenants, conditions, and restrictions of record; ^{of record} ~~public and utility~~ ^{and building lines and} easements; ~~existing leases and tenancies~~; if any; and general real estate taxes not due and payable at the time of closing and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

AB
BB

Dated this 13th day of September, 2018

Aaron Brill
Aaron Brill
Beatrice Brill
Beatrice Brill

REAL ESTATE TRANSFER TAX		21-Sep-2018
COUNTY:	ILLINOIS:	TOTAL:
156.00	312.00	468.00
04-08-300-074-1003 20180901682603 1-955-719-328		

ACKNOWLEDGMENT

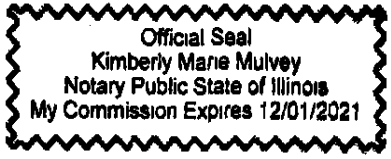
STATE OF ILLINOIS
COUNTY OF COOK

The undersigned, a Notary Public in and for the County in the State aforesaid, DOES HEREBY CERTIFY THAT, Aaron Brill, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as ^{his} her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13th day of September, 2018.

Kimberly Marie Mulvey
Notary Public

My commission expires: 12/1/21



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ACKNOWLEDGMENT

STATE OF ILLINOIS

COUNTY OF COOK

The undersigned, a Notary Public in and for the County in the State aforesaid, DOES HEREBY CERTIFY THAT, Beatrice Brill, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13th day of September, 2018.

Kimberly Marie Mulvey

Notary Public



My commission expires: 12/1/21

Prepared By: Leon Zelechowski, Ltd.
111 W. Washington Street, Suite 1110
Chicago, Illinois 60602

Mail to:

Debra Yate
630 Dundee Rd, Ste 220
Northbrook, IL 60062

Name & Address of Taxpayer(s):

Elizabeth Barrett Ganitopoulos
3 The Court of Harborside Dr., Unit 103
Northbrook, IL 60062

Property of Cook County Clerk's Office

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STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, Elizabeth Barrett Ganitopoulos, the TRUSTEE for the TRUST NAMED: Declaration of Trust of Elizabeth Barrett Ganitopoulos
 (NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on 12-11-13, by the Elizabeth Barrett Ganitopoulos
 (DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby **ACCEPT** this transfer of the Real Property with the following information:

COMMON ADDRESS: 3 Court of Harborside, Unit 103, Northbrook, IL 60062

PROPERTY IDENTIFICATION #: 04-08-300-074-1003

LEGAL DESCRIPTION: see Exhibit A.

as conveyed by the attached conveyance instrument type, Deed, signed and dated on

the 13th day of Sept. in the year 2018, and now being sought to be recorded

with the Cook County Recorder of Deeds.
(NAME OF COUNTY ABOVE)

Elizabeth Barrett Ganitopoulos
TRUSTEE SIGNATURE ABOVE

9/14/18
DATE SIGNED

SPECIAL NOTE: PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1ST, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".