

# UNOFFICIAL COPY

Doc#: 1925555147 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/12/2019 09:46 AM Pg: 1 of 3

Dec ID 20190801672794  
ST/CO Stamp 1-106-866-784 ST Tax \$143.50 CO Tax \$71.75

## Quit Claim Deed

Mail to:

GAMI + HANKS LV  
939 N. PLUM GROVE ROAD, #C

SCHAMM BURN IL 60177  
1965077039VH/L

THE GRANTORS **Heirs of Lorraine Berkowitz, Deceased**, namely Terri Berkowitz, Steven Berkowitz and Debra Gold AKA Debby Gold of the Village of Wheeling, County of Cook and State of Illinois, for the consideration of Ten & no./100(\$10.00) and other good & valuable consideration, in hand paid, does hereby CONVEY and QUITCLAIM to **Nicholas Lotka, AN UNMARRIED MAN** the following described Real Estate, situated in the County of Cook State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

**Property: 1500 Sandstone Unit 313, Wheeling IL 60090: PIN 03-15-402-021-1049**

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements, the Condominium Declaration registered as Doc number LR2826142 and any amendments, and the Illinois Condominium Act and any amendments

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the state of Illinois

DATED 8-28, 2019

*THIS IS NOT A NOTARIAL ACT*

X Debra Gold  
**Debra Gold AKA Debby Gold, Heir of Lorraine Berkowitz, Deceased**

20190801672794

Terri Berkowitz  
**Terri Berkowitz, Heir of Lorraine Berkowitz, Deceased**

Steven Berkowitz  
**Steven Berkowitz, Heir of Lorraine Berkowitz, Deceased**



Real Estate Transfer Approved

Initials AB Date 8/22/19  
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE

STATE OF ILLINOIS, COUNTY OF COOK SS

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Heirs of Lorraine Berkowitz, Deceased**, namely Terri Berkowitz, Steven Berkowitz and Debra Gold AKA Debby Gold, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that

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he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

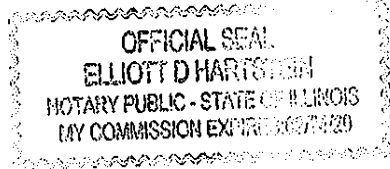
Given under my hand and official seal this 8-28, 2019



Notary Public

Mail tax bills to: buyer Nicholas Lotka, 1500 Sandstone Unit 313, Wheeling, IL 60090

THIS INSTRUMENT PREPARED BY: Elliott Hartstein 1721 Mission Hills Rd Unit 103 Northbrook, IL 60062



Property of Cook County Clerk's Office

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CHICAGO TITLE  
COMPANY

## EXHIBIT A

Order No. 19GST077039VH

For APN/Parcel ID(s): 03-15-402-021-1049

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Parcel 1:

Unit Number 313 as delineated on the survey of the following parcel of real estate (hereinafter referred to as parcel ): that part of the West 495.0 Feet of the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 42 North, Range 11 East of the Third Principal Meridian, bounded by a line described as follows: commencing at a point in the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 15, said point being 354.02 Feet South of has measured along said West line which bears South 00 degrees 04 minutes 17 seconds East), the Northwest corner thereof, thence North 89 degrees 55 minutes 43 seconds East, 80.44 Feet to the point of beginning of the parcel to be described; thence North 69 degrees 56 minutes 19 seconds East, 64.33 Feet; thence South 20 degrees 03 minutes 41 seconds East, 131.25 Feet; thence South 59 degrees 57 minutes 34 seconds East, 131.25 Feet; thence South 30 degrees 02 minutes 26 seconds West, 64.33 Feet; thence North 59 degrees 57 minutes 34 seconds West, 122.83 Feet; thence South 49 degrees 42 minutes 05 seconds West, 1 122.83 Feet; thence North 40 degrees 17 minutes 55 seconds West, 64.33 Feet; thence North 49 degrees 20 minutes 05 seconds East, 124.83 Feet; thence North 20 degrees 03 minutes 41 seconds West, 117.92 Feet to the point of beginning in Cook County, Illinois which survey Plat is attached as Exhibit "B" to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, a National Banking Association, not personally but as trustee under Trust Agreement dated January 15, 1973 and known as Trust Number 771982 and registered with the Registrar of Titles of Cook County, Illinois, as document no. LR 2826142; together with its undivided percent interest in said parcel (excepting from said parcel all the land, property and space comprising all the units thereof as said units are delineated on said survey Plat), in Cook County, Illinois.

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1, as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Sand Pebble Walk Homeowner's Association filed May 12, 1969 as document LR 2622769, as supplemented by document LR2839358, and as created by Deed from American National Bank and Trust Company, as Trustee under Trust Agreement dated January 15, 1973 and known as Trust Number 77198 to Irving Berkowitz and Lorraine Berkowitz, dated June 10, 1975 and filed May 4, 1977 as document LR2935716, for Ingress and Egress.