

UNOFFICIAL COPY

THIS INSTRUMENT WAS

PREPARED BY:

David B. Yelin, Esq.
Duane Morris LLP
190 S. LaSalle Street, #3700
Chicago, IL 60603



Doc# 2004213086 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/11/2020 12:21 PM PG: 1 OF 3

After recording return to:

Benjamin Berman
43 Crestwood Road
Marblehead, MA 01945

WARRANTY DEED

THE GRANTOR, JOSHUA S. BERMAN, of Glencoe, Illinois, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to BENJAMIN BERMAN, as to a one-half undivided interest, having an address of 43 Crestwood Road, Marblehead, MA 01945, and JOSHUA S. BERMAN, as to a one-half undivided interest, having an address of 200 Lake Street, Glencoe, Illinois 60022, GRANTEES, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number: 04-18-200-010-1035

Address of Real Estate: 3801 Mission Hills Road, Unit 311, Northbrook, Illinois 60062

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption of the State of Illinois.

THIS DEED IS SUBJECT TO: general real estate taxes not due and payable at the date hereof; covenants, conditions and restrictions of record; building lines and easements, if any; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date hereof of general assessments established pursuant to the Declaration of Condominium.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of this 31 day of January, 2020.

Printed Name: Joshua S. Berman

DM2\10924286.1

REAL ESTATE TRANSFER TAX

11-Feb-2020



COUNTY: 62.50

ILLINOIS: 125.00

TOTAL: 187.50

04-18-200-010-1035 | 20200101699547 | 0-521-474-912

SY
P3
S
M
SC
E
HT JH

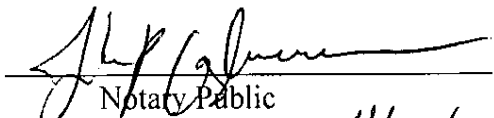
UNOFFICIAL COPY

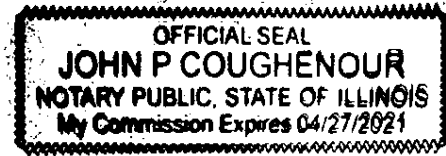
STATE OF ILLINOIS__)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joshua S. Berman, 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, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 31 day of January, 2020.

[SEAL]


Notary Public
My commission expires: 4/27/2021



MAIL FUTURE TAX BILLS TO:
Joshua S. Berman
200 Lake Street
Glencoe, Illinois 60022

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:

UNIT NO. E-311 IN MISSION HILLS CONDOMINIUM M-1 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 1, 2 AND 3 OF COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 22547359, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

ALSO, EASEMENT FOR PARKING PURPOSES IN AND TO SPACE NO. E-33-G AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED AS DOCUMENT 22431171 AND AS CREATED BY TRUSTEE'S DEED RECORDED MAY 12, 1975 AS DOCUMENT 23077923 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.