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RECORDED
SEP 10 1973

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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SEP 10 '73 3 08 PM QUIT CLAIM DEED

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The Grantor, Paul A. Lutter, a bachelor,
1 E. Scott Street, of the City of Chicago, County of
Cook, State of Illinois ("Grantor"), for the considera-
tion of Ten and No/100ths Dollars (\$10.00) and other
good and valuable consideration in hand paid, conveys
and quit-claims to Dorothy E. Hillner, 1864 Somerset
Lane, of the Village of Northbrook, County of Cook,
State of Illinois ("Grantee"), all interest in the
following described Real Estate situated in the County
of Cook, in the State of Illinois, to wit:

An undivided one-half interest in:

UNIT 41, AS DELINEATED ON PLAT OF SURVEY OF
THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE
(HEREINAFTER REFERRED TO AS 'PARCEL') THE
WEST 140.25 FEET OF LOTS 2 AND 4, TAKEN AS A
TRACT (EXCEPT THE SOUTH 5.64 FEET THEREOF) IN
SUPERIOR COURT PARTITION OF THE EAST 1/2 OF
THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF
SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED FEBRUARY 22, 1928
AS DOCUMENT 9936295, IN COOK COUNTY, ILLINOIS,
WHICH PLAT OF SURVEY AS EXHIBIT 'D' TO DECLARA-
TION OF CONDOMINIUM MADE BY FIRST NATIONAL
BANK AND TRUST COMPANY OF EVANSTON, A NATIONAL
BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST
AGREEMENT DATED JUNE 23, 1969 AND KNOWN AS
TRUST NUMBER R-1422, RECORDED IN THE OFFICE
OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLI-
NOIS, AS DOCUMENT 21212587, TOGETHER WITH AN
UNDIVIDED 9.289 PER CENT 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 PLAT OF SURVEY)

NO TAXABLE CONSIDERATION

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

Subject to: (a) covenants, conditions and
restrictions of record; (b) private, public and utility

Sumner Add
1864 Somerset Lane

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... easements and roads and highways, if any; (c) party ...
... all rights and agreements, if any; (d) special taxes
... or assessments for improvements not yet completed;
... (e) installments not due at the date hereof of any
... special tax or assessment for improvements heretofore
... completed; (f) mortgage or trust deed specified below,
... if any; (g) general taxes for the year 1973 and subse-
... quent years; and (h) Declaration of Condominium Owner-
... ship and Condominium Property Act.

Provided, however, that this conveyance is
made subject to the condition that, upon the Grantee's
death or desire to sell the above described real estate,
Frances M. Barrett ("Barrett"), 1864 Somerset Lane,
Northbrook, Illinois, shall have the right to purchase
Grantee's interest in said real estate at its then
fair market value (the "option price"), as hereinafter
defined. The option price shall be that price agreed
upon by Grantee and Barrett (or, if Grantee is deceased,
by the legal representative of her estate, if any, or
if none, her successor or assigns). If said parties
are unable to agree on the option price, said price,
which shall be the then fair market value of Grantee's
interest, shall be determined as follows: Grantee (or
her legal representative or successor or assigns) and
Barrett shall each appoint an appraiser. If either
party shall fail to designate an appraiser, then the
appraiser designated by the other party shall make the
appraisal. If said appraisers are unable to agree upon

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the option price within thirty days, the appraisers shall thereupon appoint a third appraiser. All of the said appraisers shall be M.A.I.'s, as so designated by the American Institute of Real Estate Appraisers, and their fees shall be paid equally by the parties. A decision by a majority of the appraisers shall determine the option price. Barrett shall have thirty days from the establishment of the option price to exercise said option. Said option shall be exercisable by delivery of written notice thereof by Barrett to Grantee (or her legal representative or successor or assigns) and, in the event that the option is not exercised within said thirty day period, the option and all rights thereunder shall be terminated. If said option to purchase is exercised, Barrett shall have ninety days from the delivery of notice to Grantee as above provided to pay to Grantee the option price in cash, whereupon Grantee (or her legal representative, successor or assigns) shall deliver to Barrett a recordable warranty deed transferring the above described real estate. Said right to purchase shall be personal with Barrett and all of Barrett's rights hereunder shall be terminated upon the death of Barrett or, during her life, by her written consent to such termination. The recording of evidence of death of Barrett shall conclusively terminate any claims which might have existed hereunder. The rights of Barrett hereunder shall be subordinate to any first Mortgage or Deed of Trust now or hereafter covering the

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... of the ...
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... of the ...

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premises, and any Purchaser at any foreclosure or trustee's sale (as well as any Grantee of Deed in lieu of foreclosure or trustee's sale) under such first Mortgage or first Deed of Trust shall take title free from any such rights.

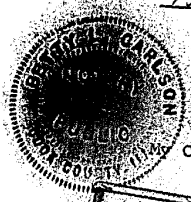
Paul A. Lutter
Paul A. Lutter

Dated: August 13, 1973

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Paul A. Lutter, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13th day of August, 1973.



Betty L. Carlson
Notary Public

Commission Expires Sept. 26, 1976

END OF RECORDED DOCUMENT

BOX 533

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