

UNOFFICIAL COPY

(1)

226ST16979752

TRUSTEE'S DEED

THIS INDENTURE, made this 7th day of September, 2022 Valentine Hakimi, as Successor Trustee of the Yosef Hakimi Revocable Living Trust dated November 14, 1990 as to an undivided 1/2 interest and Valentine Hakimi as trustee of the Yosef Hakimi Family Trust dated November 14, 1990 as to an undivided 1/2 interest, grantors, and

Doc#: 2225706009 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2022 06:09 AM Pg: 1 of 3

Dec ID 20220801622823
ST/CO Stamp 0-052-804-176 ST Tax \$891.00 CO Tax \$445.50

Alfred R. Lipton ~~and~~ as Trustee of the Alfred R. Lipton Living Trust to 50% interest
Kathleen Roseborough as Trustee of the Kathleen Roseborough Living Trust as to 50% interest
~~husband and wife, grantees of EVANSTON - ILLINOIS.~~

WITNESSETH, That grantors in consideration of the sum of ten (\$10.00) and no/100 dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantors hereunto enabling, do hereby convey unto the grantees, in Tenancy by the Entirety, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Title shall be conveyed subject only to general taxes not yet due and payable and subsequent years; special taxes or assessments, if any for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessments for improvements heretofore completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any, existing leases and tenancies in real estate with multiple units, the mortgage or trust deed, if any; acts done or suffered by or through purchasers hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in Tenancy by the Entirety forever.

Permanent Real Estate Index Number(s): 11-18-304-045-1142
Address(es) of Real Estate: 807 Davis Street, Unit 1401, Evanston, IL 60201

Dated this 7th Day of September, 2022.

Valentine Hakimi (SEAL)
Valentine Hakimi, as Successor Trustee of the Yosef Hakimi Revocable Living Trust dated November 14, 1990

Valentine Hakimi (SEAL)
Valentine Hakimi as Trustee of the Yosef Hakimi Family Trust dated November 14, 1990

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STATE OF ILLINOIS)

COUNTY OF) SS
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Valentine Hakimi, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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 and waiver of right of homestead.

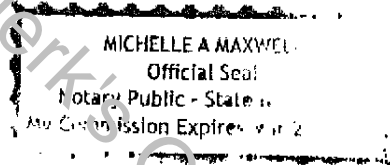
Given under my hand and official seal, this 21 day of August, 2022.

Commission Expires: Michelle Maxwell Notary Public

This instrument was prepared by: BERG & BERG, 5215 OLD ORCHARD RD., SUITE 220, SKOKIE, ILLINOIS 60077

Mail to:
Alfred R. Lipton and Kathleen Roseborough
807 Davis Street, Unit 1401
Evanston, IL 60201

Send subsequent tax bills to:
Alfred R. Lipton and Kathleen Roseborough
807 Davis Street, Unit 1401
Evanston, IL 60201



005061

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

PAID SEP 08 2022

DATE:

AMOUNT: \$4,455.00 Agent: JP

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EXHIBIT A

Order No.: 22GST169797SK

For APN/Parcel ID(s): 11-18-304-045-1142

PARCEL 1:

UNIT NUMBER 1401 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-526 AND P-528, 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 DESCRIBED AND DEFINED IN SECTION 4 AND, FOR THE BENEFIT OF LOT 3, AS DESCRIBED AND DEFINED IN SECTION 5, 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. 6-19, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID.