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COOK
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

REVENUE DEPT. OF OCT 25 1994 975.00

COOK COUNTY ILLINOIS

1994 OCT 25 PM 12:06

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COOK COUNTY
REAL ESTATE TRANSFER TAX
REVENUE DEPT. OF OCT 25 1994

462.50

94910696

TRUSTEE'S DEED

Property Address: 8 Indian Hill Road, Winnetka
Permanent index numbers: 05-21-321-053
05-28-100-012

MARYBETH L. SNEDIKER and PETER V. FAZIO, not individually but solely as co-trustees of the Robert R. Snediker Trust dated May 2, 1979, c/o Chapman and Cutler, 111 West Monroe Street, Chicago, Illinois 60603 ("Grantors"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby convey and quit claim to THOMAS R. MCCLAYTON and MAUREEN C. MCCLAYTON, husband and wife, Winnetka, Cook County, Illinois, not as joint tenants or tenants in common but as tenants by the entirety ("Grantees") the real estate in Cook County, Illinois legally described as follows:

BOX 333 CIV (11/10) 110-333 X08

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Parcel 1:

Lot 2 in Craig's Resubdivision, being a subdivision of part of Lot 3 in Owner's Subdivision of Lot 1 in Indian Hill Subdivision No. 1 in the South West 1/4 of Section 21, Township 42 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 aforesaid, over and upon the following described property: the Westerly 1/2 or 7 feet of the 14 foot private drive the center line of which said private drive forms the Easterly boundary of Lots 8 and 10 of Indian Hill Subdivision No. 2, being a subdivision in Sections 20 and 29, Township 42 North, Range 13 East of the Third Principal Meridian, said easement being created by deed from Central Trust Company of Illinois as trustee under trust agreement dated October 5, 1912 and known as Trust Number 2574 to Roland Whitman dated April 15, 1916 and recorded May 18, 1916 as document number 5870801. The Easterly 1/2 or 7 feet of the 14 foot private drive, the center line of which forms the Westerly boundary line of Lots 1 and 4 of Indian Hill Subdivision No. 1, the center line of aforesaid 14 foot private drive is clearly indicated on plat of Indian Hill Subdivision No. 1 recorded March 28, 1916, as document number 5833658 as well as on plat of Indian Hill Subdivision No. 2, recorded December 17, 1915 as document number 5772391.

Also, the 16 foot private drive lying South of lot 1 and along the North line of lot 6 in Indian Hill Subdivision No. 1, as shown on plat of Indian Hill Subdivision No. 1 in Sections 20, 21, 28, and 29, Township 42 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded March 28, 1916 as document number 5833658 and as evidenced by the deed from the Central Trust Company of Illinois, as trustee under trust agreement number 2574 to Indian Hill Club dated July 1, 1918 and recorded December 16, 1918 as document number 6435401 in Cook County, Illinois.

and commonly known as 8 Indian Hill Road, Winnetka, Illinois (which real estate is referred to herein as "the Property"), hereby releasing any claim which Grantors may have under the Homestead Exemption Laws of the State of Illinois.

If Grantees desire to sell the Property at any time, Grantees shall give written notice of the terms upon which Grantees are contemplating selling the Property to Denis J. Healy and Sondra Healy (referred to herein as "the Healys") at:

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9 Indian Hill Road
Winnetka, Illinois 60093

with a copy to:

Jonathan L. Mills
Sugar, Friedberg & Felsenthal
30 North LaSalle Street
Suite 2600
Chicago, Illinois 60602

The Healys shall then have 15 days after receipt of such notice in which to notify Grantees if the Healys elect to purchase the Property on such terms. If the Healys do not notify Grantees that the Healys have elected to purchase the Property on such terms within such 15-day period then Grantees may sell the Property on such terms to another purchaser provided that such sale is an arm's length transaction and that such other purchaser is unrelated to Grantees and upon such sale the Healys shall have no further right pursuant to this paragraph to acquire the Property. If Grantees do not sell the Property on such terms, and is subsequently willing to sell the Property on terms different than expressed in the immediately preceding notice, then Grantees shall again give the Healys written notice of the terms upon which Grantees are contemplating selling the Property and the Healys shall then have 15 days after receipt of such notice in which to notify Grantees if the Healys elect to purchase the Property on such terms all subject to the provisions and conditions set forth above. The right of the Healys to purchase the Property shall inure to the benefit of the Healys' descendants and shall terminate if neither the Healys nor any of the Healys' descendants own or occupy the property commonly known as 9 Indian Hill Road, Winnetka. The duties of Grantees hereunder shall, except for a sale at arm's length to a bona fide purchaser, be binding on Grantees' grantees, representatives, heirs, legatees, successors, and assigns. The right of the Healys to purchase the Property shall be subject and subordinated to any mortgage made by Grantees or their successors or assigns against or affecting the Property.

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2025-01-01 10:00 AM