

UNOFFICIAL COPY

THIS INDENTURE Made this 10 day of August, 2012,
between

Yvonne B. Theobald

of the Village of Glenview, County of Cook, State of Illinois as Co-Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Co-Trustee in pursuance of a trust agreement dated the 14th day of April, 1995, and known as Yvonne B. Theobald Revocable Trust, party of the first part and

Leland R. Krompart and Leona W. Krompart, husband and wife, as co-trustees under the provisions of a joint declaration of trust dated April 29, 2004, and known as the Leland R. Krompart and Leona W. Krompart Joint Declaration of Trust, as amended (hereinafter referred to as 'said trustee' regardless of the number of trustees), not as tenants in common or as joint tenants, but as tenants by the entirety and onto all and every successor or successors in trust under said declaration of trust, parties of the second part.

WITNESSETH, that the said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid, does hereby grant, sell, convey and warrant unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE REVERSE FOR
LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 04-26-100-049-1105
Address(es) of Real Estate: 2000 Chestnut Avenue, Unit # 411,
Glenview, IL 60025

Subject to: general real estate taxes for the year 2012 and thereafter.

TO HAVE AND TO HOLD the same unto said party of the second part to the proper use, benefit and behoof of said party of the second part forever.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in said co-trustee trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreements above mentioned.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first above written.

Yvonne B. Theobald (SEAL)
Yvonne B. Theobald, as Co-Trustee aforesaid

REAL ESTATE TRANSFER	08/04/2012
COOK	\$105.00
ILLINOIS:	\$210.00
TOTAL:	\$315.00

04-26-100-049-1105 | 20120801602134 | CGJLZG

This instrument was prepared by: Vytenis Lietuvninkas, Attorney at Law, 4536 West 63rd Street, Chicago, IL 60629

Mail to:

Jay A. Shutzky
Attorney at Law
7749 N. Milwaukee Avenue
Niles, IL 60714

Mail subsequent tax bills to:

Leland and Leona Krompart
2000 Chestnut Avenue, Unit # 411
Glenview, IL 60025



Doc#: 1225541098 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/11/2012 12:17 PM Pg: 1 of 5

CTV L3980376J / sk201239352
10/12

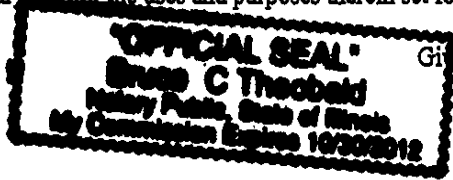
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Box 333-CP

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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 Yvonne B. Theobald 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 she signed, sealed and delivered the said instrument as her 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 10 day of August, 2012.

Bruce C. Theobald

Notary Public

LEGAL DESCRIPTION: See Exhibit "A" for legal description.

Exhibit "B" to Trustee's deed for 2000 Chestnut, Unit # 411, Glenview, IL 60025

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement. Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or appurtenant to the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument, (a) that at the time of the delivery thereof the trust created by this deed and by the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The party of the first part (grantor) hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

UNOFFICIAL COPY**EXHIBIT "A"**

Property address: 2000 Chestnut Avenue, Unit 411, Glenview, IL 60025
 PIN: 04-26-100-049-1105

PARCEL 1:
 UNIT NUMBER 2000-411 IN VALLEY LO TOWERS I CONDOMINIUM AS DELINEATED ON A SURVEY
 OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1A:
 LOT 1 IN KROHN'S RESUBDIVISION NUMBER 2, BEING A RESUBDIVISION OF LOT 1 IN
 KROHN'S CHESTNUT AVENUE SUBDIVISION OF PARTS OF THE NORTHWEST 1/4 OF SECTION 26
 AND THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE
 THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1985 AS
 DOCUMENT 85071097, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:
 EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1A CREATED BY GRANT DATED
 NOVEMBER 29, 1979 AND RECORDED DECEMBER 4, 1979 AS DOCUMENT NUMBER 25265846, FOR
 INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

THE WESTERLY 10 FEET OF THE EASTERLY 50 FEET, BOTH AS MEASURED AT RIGHT ANGLES TO
 THE EASTERLY LINE THEREOF, OF THAT PART OF LOT 2 IN KROHN'S CHESTNUT AVENUE
 SUBDIVISION OF PARTS OF THE NORTHWEST 1/4 OF SECTION 26 AND THE NORTHEAST 1/4 OF
 SECTION 27, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,
 LYING NORTHERLY OF THE MOST NORTHERLY NORTH LINE OF LOT 1 IN SAID KROHN'S
 CHESTNUT AVENUE SUBDIVISION AND LYING SOUTH OF A LINE 610 FEET, AS MEASURED AT
 RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2, ALL IN
 COOK COUNTY, ILLINOIS;

ALSO:

THAT PART OF LOT 2 IN KROHN'S CHESTNUT AVENUE SUBDIVISION OF PARTS OF THE
 NORTHWEST 1/4 OF SECTION 26 AND THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42
 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 2, BEING ALSO THE
 MOST NORTHERLY NORTH LINE OF LOT 1 IN SAID KROHN'S CHESTNUT AVENUE SUBDIVISION,
 WITH THE WESTERLY LINE OF THE EASTERLY 50 FEET, AS MEASURED AT RIGHT ANGLES TO
 THE EASTERLY LINE THEREOF, OF SAID LOT 2, THENCE WESTERLY ALONG THE SOUTH LINE OF
 SAID LOT 2 TO A CORNER THEREOF; THENCE SOUTHERLY ALONG THE MOST SOUTHERLY EAST
 LINE OF SAID LOT 2, 550 FEET TO THE MOST SOUTHERLY SOUTH LINE OF SAID LOT 2;
 THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2, 150 FEET; THENCE NORTH AT
 RIGHT ANGLES TO THE LAST DESCRIBED LINE, 10 FEET; THENCE EASTERLY PARALLEL WITH
 THE SOUTH LINE OF SAID LOT 2, 140 FEET TO AN INTERSECTION WITH A LINE 10 FEET
 WEST OF AND PARALLEL WITH THE MOST SOUTHERLY EAST LINE OF SAID LOT 2; THENCE
 NORTHERLY ALONG SAID LAST DESCRIBED PARALLEL LINE 550 FEET TO AN INTERSECTION
 WITH A LINE 10 FEET NORTH OF AND PARALLEL WITH THE MOST NORTHERLY NORTH LINE OF
 SAID LOT 1; THENCE EASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE TO AN
 INTERSECTION WITH THE WESTERLY LINE OF THE EASTERLY 50 FEET, AS MEASURED AT RIGHT
 ANGLES TO THE EASTERLY LINE THEREOF, OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID

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PARCEL 1C:
 PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1A FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS (BUT SPECIFICALLY EXCLUDING ALL CONSTRUCTION VEHICLES AND EQUIPMENT) TO, FROM AND BETWEEN LOT 1 AND CHESTNUT AVENUE ACROSS AND UPON THAT PART OF LOT 2 SHOWN ON THE PLAT OF KROHN'S RESUBDIVISION NO. 2 AFORESAID, RECORDED JUNE 21, 1985 AS DOCUMENT 85071097, AS EASEMENT NO. 1C, IN COOK COUNTY, ILLINOIS.

PARCEL 1D:
 PERPETUAL NON-EXCLUSIVE RECIPROCAL EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2, IN KROHN'S RESUBDIVISION NO. 2 FOR THE PURPOSE OF INSPECTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING AND REPLACING A SLURRY WALL, IN, THROUGH AND UNDER THAT PART OF LOTS 1 AND 2 AS SHOWN ON THE PLAT OF KROHN'S RESUBDIVISION NO. 2 AFORESAID, RECORDED JUNE 21, 1985 AS DOCUMENT 85071097, AS EASEMENT NO. 1D, IN COOK COUNTY, ILLINOIS.

PARCEL 1E:
 PERPETUAL NON-EXCLUSIVE RECIPROCAL EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2 IN KROHN'S RESUBDIVISION NO. 2 FOR STORM WATER DETENTION AND FOR THE PURPOSES OF INSPECTING, INSTALLING, OPERATING AND MAINTAINING, REPAIRING STORM SEWER MAINS, DETENTION AREA AND APPURTENANCES THERETO AS SHOWN ON THE PLAT OF KROHN'S RESUBDIVISION NO. 2 AFORESAID, RECORDED JUNE 21, 1985 AS DOCUMENT 85071097, AS EASEMENT PARCEL 1E, IN COOK COUNTY, ILLINOIS.

PARCEL 1F:
 PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR LANDSCAPING CONSISTENT WITH THE LANDSCAPE PLAN FOR LOT 1, AS APPROVED BY THE VILLAGE OF GLENVIEW AND MAINTENANCE OF SUCH LANDSCAPING IN, OVER, THROUGH AND UNDER THAT PART OF LOT 2 SHOWN ON THE PLAT OF KROHN'S RESUBDIVISION NO. 2 AFORESAID, RECORDED JUNE 21, 1985 AS DOCUMENT 85071097, AS EASEMENT PARCEL 1F, IN COOK COUNTY, ILLINOIS.

PARCEL 1G:
 PERPETUAL NON-EXCLUSIVE EASEMENT, AS SHOWN ON THE PLAT OF VALLEY LO TOWERS RESUBDIVISION RECORDED FEBRUARY 27, 1986 AS DOCUMENT 86080222 AND AS AMENDED BY DOCUMENT NO. 86147616, RECORDED APRIL 16, 1986 IN FAVOR OF THE OWNERS OF LOT 1 IN KROHN'S RESUBDIVISION NO. 2 THEIR SUCCESSORS, ASSIGNS, TENANTS, GUESTS AND INVITEES, FOR PEDESTRIAN ACCESS, INGRESS AND EGRESS TO, FROM AND BETWEEN LOT 1 AND THE RECREATION FACILITIES, ALL OF WHICH WILL BE CONTIGUOUS TO ONE ANOTHER, BEING: ONE SWIMMING POOL; ONE TENNIS COURT; ONE RECREATIONAL BUILDING TO BE LOCATED NEAR OR ADJACENT TO SUCH SWIMMING POOL AND TENNIS COURT AND ANY OTHER RECREATIONAL FACILITY OR AMENITY WHICH MAY BE CONSTRUCTED IN ADDITION TO THE FOREGOING, AND THE USE AND ENJOYMENT OF SUCH RECREATIONAL FACILITIES, SUCH EASEMENT TO BE IN, OVER, UPON AND THROUGH SUCH REASONABLE PEDESTRIAN MEANS OF ACCESS OF LOT 2, EXCEPT THOSE PARTS THEREOF IDENTIFIED ON THE PLAT OF THE AFORESAID RESUBDIVISION AS N. E. A "A" AND N. E. A. "B";

WHICH SURVEY IS ATTACHED TO EXHIBIT A TO THE DECLARATION OF CONDOMINIUM, RECORDED

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EXHIBIT "A"

Property address: 2000 Chestnut Avenue, Unit 411, Glenview, IL 60025
APIN: 04-26-100-049-1105

AS DOCUMENT 93504723, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF 53B A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93504723, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office