



Doc#: 1312850024 Fee: \$42.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2013 02:56 PM Pg: 1 of 3

TRUSTEE'S DEED
NAME ADDRESS OF TAXPAYER:
Mark & Ruth Ann Gamber
2020 Chestnut Ave #410
Glenview, IL 60025

THE INDENTURE, made the 1st day of May, 2013, between GRANTORS, FRANK M. KRAUSE, as Trustee under the Frank M. Krause Declaration of Trust dated 03/11/1997, as amended to a 50% interest; and GEORGENE D. JOHNSON as Trustee of the Georgene D. Johnson Declaration of Trust dated 04/11/1989, as to 50% interest not as joint tenants, but as tenants in common, and GRANTEE, Ruth Ann Gamber, as Trustee of Trust Agreement dated January 21, 1998, a married woman, of Glenview, Illinois.

WITNESSETH, That Grantor, in consideration of the sum of ten (\$10.00) dollars, receipt whereby is acknowledged and in pursuance of the power and authority vested in the Grantor as Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee, in fee simple, the following described real estate situated in the County of COOK, in the State of ILLINOIS, to wit:

PARCEL 1
UNIT NUMBER 2020-410 IN VALLEY TOWERS 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 NUMBER 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 10.0 FEET OF THE EASTERLY 50.0 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 610.0 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 50.0 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, 550.0 FEET TO THE MOST SOUTHERLY SOUTH LINE OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2, 150.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 10.0 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, 140.0 FEET

1310072
111
AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

UNOFFICIAL COPY

SOUTHERLY EAST LINE OF SAID LOT 2; THENCE NORTHERLY ALONG SAID LAST DESCRIBED PARALLEL LINE 550.0 FEET TO AN INTERSECTION WITH A LINE 10.0 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 50.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF, OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID LAST DESCRIBED LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

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 NUMBER 2 AFORESAID, RECORDED JUNE 21, 1985 AS DOCUMENT NUMBER 85071097 AS EASEMENT NUMBER 1C, IN COOK COUNTY, ILLINOIS.

PARCEL 1D: PERPETUAL NON-EXCLUSIVE RECIPROCAL EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2 IN KROHN'S RESUBDIVISION NUMBER 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 NUMBER 2 AFORESAID, RECORDED JUNE 21, 1985 AS DOCUMENT NUMBER 85071097 AS EASEMENT NUMBER 1D, IN COOK COUNTY, ILLINOIS.

PARCEL 1E: PERPETUAL NON-EXCLUSIVE RECIPROCAL EASEMENT FOR THE BENEFIT OF LOTS 1 AND 2 IN KROHN'S RESUBDIVISION NUMBER 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 NUMBER 2 AFORESAID, RECORDED JUNE 21, 1985 AS DOCUMENT NUMBER 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 NUMBER 2, AFORESAID, RECORDED JUNE 21, 1985 AS DOCUMENT NUMBER 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 NUMBER 86080222 AND AS AMENDED BY DOCUMENT NUMBER 86147616, RECORDED APRIL 16, 1986 IN FAVOR OF THE OWNERS OF LOT 1 IN KROHN'S RESUBDIVISION NUMBER 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 RECIVIDISM AS N.E.A. "A" AND N.E.A. "B", WHICH SURVEY IS ATTACHED TO EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 93504723, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF 50B, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 93504723.

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

Property Address: 2020 Chestnut Ave, Unit 410 Glenview, IL 60025
Permanent Index Number: 04-26-100-019-1045

Subject to: (1) General real estate taxes for the year 2012 2nd installment and subsequent years; (2) easements, covenants, conditions and restrictions of record, together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

DATED this _____ day of _____ 2013.

By: Frank M. Krause
FRANK M. KRAUSE, Trustee of the
Frank M. Krause Declaration Of Trust
Dated March 11, 1997

By: Georgene D. Johnson
GEORGENE D. JOHNSON, Trustee of the
Georgene D. Johnson Declaration Of Trust
Dated April 11, 1989

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that FRANK M. KRAUSE and GEORGENE D. JOHNSON, Trustees, personally known to me to be the same person(s) who appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/hw/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 26th day of April, 2013.

Gina Lavorata-O'Hehir
Notary Public

Prepared by Gina Lavorata-O'Hehir 6687 N. Northwest Hwy. Chicago, Illinois 60631

