

# UNOFFICIAL COPY

Doc#. 2030325005 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/29/2020 09:42 AM Pg: 1 of 5

## TRUSTEE'S DEED



205T02354NLB  
Dina De Laurentis, Attorney  
40 Skokie Blvd. – Ste. 105  
Northbrook, IL 60062

## NAME & ADDRESS OF TAXPAYER:

Robin B. Perlen, Trustee  
501 N. Clinton St., Apt. 3003  
Chicago, IL 60654

Dec ID 20200901606972  
ST/CO Stamp 0-181-757-408 ST Tax \$1,255.00 CO Tax \$627.50  
City Stamp 0-285-644-256 City Tax: \$13,177.50

**\*\*NOTE:** This space is for RECORDER'S USE ONLY\*\*

THE GRANTOR, LOUIS A. WHITESMAN, AS TRUSTEE OF THE LOUIS A. WHITESMAN 2015 LIVING TRUST, DATED OCTOBER 20, 2015, AS AMENDED, of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to ROBIN B. PERLEN, AS TRUSTEE OF THE ROBIN B. PERLEN REVOCABLE TRUST DATED NOVEMBER 2, 2016, whose address is 501 N. Clinton St., Apt. 3003, Chicago, IL 60654, the following described real estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit Number 3003 and Parking Space P-239 and P-240 in the Kinzie Park Tower Condominium, as delineated on a survey of the following described tract of Land:

Lot 22 in Kinzie Park Subdivision, being a Resubdivision of Lots, Blocks and Vacated Street and Alleys in Wabansia in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded December 13, 2000 as document number 00980340; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2: Easement for Ingress and Egress for the benefit of Parcel 1 aforesaid as set forth in the Declaration of Easements, Restrictions and By-laws for Kinzie Park Homeowners Association recorded May 27, 1999 as document 99514088.

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Parcel 3: The exclusive right to the use of the storage space, L438, as a limited common element but not Storage Locker L-289.

Permanent Index Numbers: 17-09-112-107-1179; 17-09-112-107-1337; and  
17-09-112-107-1338

Property Address: 501 N. Clinton St., Unit 3003, Chicago, IL 60654

Subject to: Declarations, covenants, conditions, restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not yet due and payable.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 praesenti or futuro, 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 and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew 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 easement appurtenant to said premises or any part thereof, and to deal with said 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 the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said 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 said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said

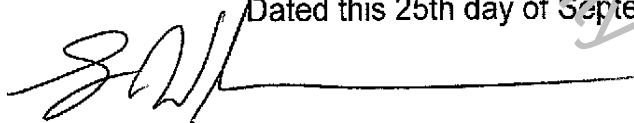
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trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said 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 indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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 a 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 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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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.

Dated this 25th day of September 2020.




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LOUIS A. WHITESMAN, AS TRUSTEE OF THE LOUIS A. WHITESMAN 2015 LIVING TRUST, DATED OCTOBER 20, 2015, AS AMENDED

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## ACKNOWLEDGEMENT

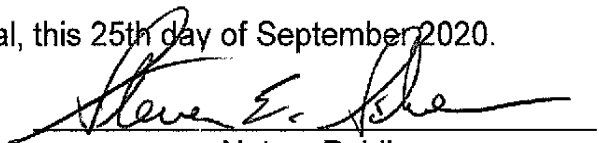
STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LOUIS A. WHITESMAN, AS TRUSTEE OF THE LOUIS A. WHITESMAN 2015 LIVING TRUST, DATED OCTOBER 20, 2015, AS AMENDED, is 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 and delivered the instrument as his free and voluntary act in his capacity as Trustee, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 25th day of September 2020.

  
Notary Public

My commission expires on July 29, 2024.

SEAL



NAME and ADDRESS OF PREPARER:

Steven E. Silverman, Attorney at Law  
5 Revere Dr. - Suite 200  
Northbrook, IL 60062  
(847) 400-8654

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## EXHIBIT A

Order No.: 20ST02354NB

**For APN/Parcel ID(s): 17-09-112-107-1179, 17-09-112-107-1337 and 17-09-112-107-1338**

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Parcel 3:

The exclusive right to the use of the storage space, L438, as a limited common element.

Property of Cook County Clerk's Office