

WARRANTY DEED

UNOFFICIAL COPY

THE GRANTOR, *Eveann M. Lovero*, as trustee of the *Eveann M. Lovero Trust* dated December 3, 2018 of 823 Marvin Parkway, Park Ridge, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to *Amy B. Meland Sellergren*, as trustee of the *Amy B. Meland Sellergren Trust* dated March 11, 2019 of 800 South Home Avenue, Park Ridge, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Doc#: 2104720020 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2021 09:34 AM Pg: 1 of 3

Dec ID 20201201688828
ST/CO Stamp 1-772-187-664 ST Tax \$160.00 CO Tax \$80.00
City Stamp 0-244-994-064 City Tax: \$1,680.00

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions restrictions of record; 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 due and payable at the time of closing.

THIS IS NOT HOMESTEAD PROPERTY

Address of Real Estate: 1832 North Lincoln Avenue, Unit 8, Chicago, Illinois, 60614

Permanent Real Estate Index Number: 14-33-408-045-1008

DATED this 16th day of December, 2020

Eveann M. Lovero
EVEANN M. LOVERO, as trustee aforesaid

State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Eveann M. Lovero*, 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 release and waiver of the right of homestead.



Given under my hand and official seal, this 16th day of December, 2020.

[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Robert G. Guzaldo*, *Guzaldo Law Offices*, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800

AFTER RECORDING, MAIL TO:
Amy Meland Sellergren, Esq.
180 North LaSalle Street, Ste. 2025
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:
Amy B. Meland Sellergren
1832 North Lincoln Avenue, Unit 8
Chicago, Illinois 60614

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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 re-subdivide 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, to pledge or otherwise to 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 99 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, or 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 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, 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 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.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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.

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LEGAL DESCRIPTION

UNIT NUMBER 8, IN 1832 NORTH LINCOLN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 10 IN LILLIMAN'S SUBDIVISION OF BLOCK 15 (EXCEPT SOUTH 204.8 FEET) IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25390849 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1832 North Lincoln Avenue, Unit 8, Chicago, Illinois 60614

Permanent Real Estate Index Number: 14-33-408-045-1008

Property of Cook County Clerk's Office

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

1832 North Lincoln Avenue
Unit 8
Chicago, Illinois 60614

Eveann M. Lovero, as trustee of the Eveann M.
Lovero Trust dated December 3, 2018

to

Amy B. Meland Sellergren, as trustee of the Amy B.
Meland Sellergren Trust dated March 11, 2019