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TRUSTEE'S DEED

Doc#. 2226634403 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/23/2022 04:21 PM Pg: 1 of 4

Mail to:

Amy M. Mennecke
4212 Old Grand Avenue, Suite 103
Gurnee, IL 60031

Dec ID 20220901638287
ST/CO Stamp 0-624-375-376 ST Tax \$359.50 CO Tax \$179.75

Send Tax Bill to:

Erin Lee Kelly
2000 Chestnut Avenue, Unit #411
Glenview, IL 60025

THE GRANTORS, LELAND R. KROMPART and LEONA W. KROMPART, as co-trustees under the LELAND R. KROMPART AND LEONA W. KROMPART JOINT DECLARATION OF TRUST DATED APRIL 29, 2004, as amended, of Bradenton, Florida, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid and in pursuance of the power and authority vested in the grantors as said co-trustees, CONVEY and WARRANT to GRANTEE, ERIN LEE KELLY, a widow, and not remarried, 18651 State Route 67, Wapakoneta, Ohio 45895, the following described Real Estate, to wit:

Legal description attached hereto and made a part hereof as Exhibit A

Permanent Real Estate Index No.: 04-26-100-049-1105

Address of Real Estate: 2000 Chestnut Avenue, Unit #411, Glenview, Illinois 60025

Subject to the following, if any: Covenants, conditions and 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; general taxes not yet due and payable at time of Closing;

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

DATED this 21st day of SEPTEMBER, 2022.



(SEAL)

LELAND R. KROMPART,
as co-trustee as aforesaid



(SEAL)

LEONA W. KROMPART,
as co-trustee as aforesaid

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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 LELAND R. KROMPART and LEONA W. KROMPART, as co-trustees as aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of SEPTEMBER, 2022.




Notary Public

This instrument prepared by Jay A. Slutzky, 7749 N. Milwaukee Avenue, Niles, IL 60714

Property of Cook County Clerk's Office

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 04-26-100-049-1105

Property Address:

2000 Chestnut Ave Unit 411
Glenview, IL 60025

Legal Description:**Parcel 1:**

Unit Number 2000-411 in Valley Lo Towers 1 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 a 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 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 hereof; 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 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 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,

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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 plat 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 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.