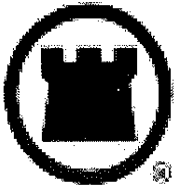


# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED IN TRUST

Doc#: 2300333210 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/03/2023 01:26 PM Pg: 1 of 5

Dec ID 20221201619375  
ST/CO Stamp 0-871-087-440  
City Stamp 0-628-866-384

THIS INDENTURE WITNESSETH, That the grantor(s), Robert Chleboun and Jill Chleboun, husband and wife, of the Village of Lincolnwood, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and NO CENTS [Consideration] in hand paid, convey(s) and warranty unto Robert J. Chleboun, as Trustee, under the terms and provisions of a certain Trust Agreement designated as the **ROBERT J. CHLEBOUN REVOCABLE TRUST** dated November 23, 2022 and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, whose address is 7240 N. Kildare Ave., Lincolnwood, Illinois 60712, and to Jill L. Chleboun, as Trustee, under the terms and provisions of a certain Trust Agreement designated as the **JILL L. CHLEBOUN REVOCABLE TRUST** dated November 23, 2022 and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, whose address is 7240 N. Kildare Ave., Lincolnwood, Illinois 60712, the following described Real Estate in the County of Cook and State of Illinois, to wit:

**SEE ATTACHED EXHIBIT A – LEGAL DESCRIPTION**

### **SUBJECT TO:**

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, and all general taxes not yet due and payable.

Permanent Real Estate Index Number(s): 14-08-203-015-1214

Address(es) of Real Estate: 5545 N. Sheridan Rd., Unit 2007, Chicago, Illinois 60640

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.

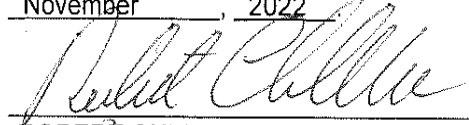
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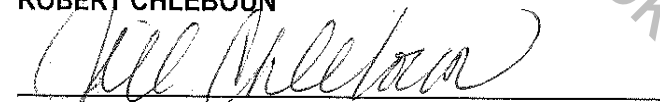
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on 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 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.

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

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 23rd day of November, 2022

  
\_\_\_\_\_  
ROBERT CHLEBOUN

  
\_\_\_\_\_  
JILL CHLEBOUN

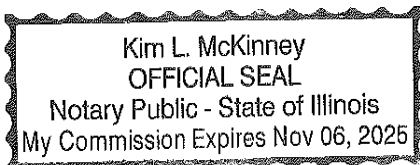
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert Chleboun and Jill Chleboun, husband and wife, personally known to me to be the person(s) whose name(s) 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, 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 23rd day of November, 2022



*Kim L. McKinney*  
\_\_\_\_\_  
(Notary Public)

**Prepared By:** Kim McAllister-McKinney  
10024 Skokie Blvd., Suite 231  
Skokie, IL 60077

**Mail To:**

Robert J. Chleboun  
Jill L. Chleboun  
7240 N. Kildare Ave.  
Lincolnwood, IL 60712

**Name & Address of Taxpayer:**

Robert J. Chleboun  
Jill L. Chleboun  
7240 N. Kildare Ave.  
Lincolnwood, IL 60712

COUNTY-ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 31-45 REAL  
ESTATE TRANSFER LAW.

Date: 11/23/22

*Robert Chleboun*  
\_\_\_\_\_  
Signature of Buyer, Seller or Representative

# UNOFFICIAL COPY

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American Land Title Association

File Number : 2027468  
Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

## EXHIBIT A

### Legal:

UNIT NO. 2007 IN 5445 EDGEWATER PLAZA AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

THE SOUTH 31 FEET OF THE NORTH 875 FEET OF THE WEST 131.96 FEET; AND THAT PART LYING SOUTH OF THE SAID NORTH 875 FEET OF THE EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALL AS MEASURED PARALLEL WITH THE WEST AND NORTH LINES OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST 1/4) AND LYING NORTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1,090 FEET SOUTH OF THE SAID NORTH LINE OF EAST FRACTIONAL HALF OF THE NORTHEAST 1/4, ALL OF THE ABOVE LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908, IN CASE NO. 285574, CIRCUIT COURT, AS SHOWN ON PLAT RECORDED JULY 9, 1908 AS DOCUMENT 4229498 (EXCEPT THEREFROM THE WEST 47 FEET THEREOF HERETOFORE CONDEMNED AS PART OF SHERIDAN ROAD) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 25, 1969 AND KNOWN AS TRUST NUMBER 27801, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24267313 AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Address: 5445 N. Sheridan Rd., Unit 2007, Chicago, IL 60640

PIN #: 14-08-203-015-1214

PIN #:

PIN #:

Township: Lake View

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Chicago Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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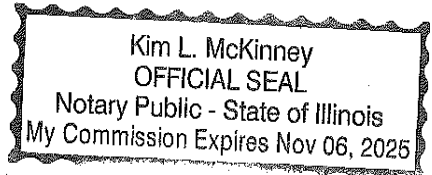
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated November 23, 2022

Signature *Jill L. Chleboun*  
Grantor or Agent JILL L. CHLEBOUN

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Grantor  
THIS 23rd DAY OF November,  
2022.



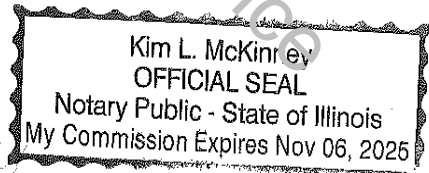
NOTARY PUBLIC *Kim L. McKinney*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 23, 2022

Signature *Robert J. Chleboun*  
Grantee or Agent ROBERT J. CHLEBOUN

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Grantee  
THIS 23rd DAY OF November,  
2022.



NOTARY PUBLIC *Kim L. McKinney*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]