

UNOFFICIAL COPY



Chicago Title Insurance Company

Doc#: 2326240167 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/19/2023 12:44 PM Pg: 1 of 4

Dec ID 20230901621258

WARRANTY DEED IN TRUST



THE GRANTOR(S), Gail Kellerman, unmarried, of Elk Grove Village, Cook County, Illinois, for and in consideration of Ten Dollars and Other Valuable Consideration in hand paid, CONVEYS and WARRANTS to GAIL ANN KELLERMAN, As Trustee of The Gail Ann Kellerman Revocable Living Trust dated April 27, 2023, and to all and every Successor Trustee or Trustees, the following described Real Estate, to-wit:

PARCEL 1:

UNIT 117 IN THE VILLAGE ON THE LAKE CONDOMINIUM NO. 2, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): *SUBLOT "A" IN LOT 2 IN VILLAGE ON THE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT NO. 21380121, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO A DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY, AN ILLINOIS CORPORATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER A TRUST AGREEMENT DATED MARCH 25, 1969 AND KNOWN AS TRUST NO. 53436, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 21615784, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTIES AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.*

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY A DECLARATION OF COVENANTS FOR VILLAGE ON THE LAKE HOMEOWNERS ASSOCIATION EXECUTED BY CHICAGO TITLE AND TRUST COMPANY, AN ILLINOIS CORPORATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TERMS OF A TRUST AGREEMENT DATED MARCH 25, 1969 AND KNOWN AS TRUST NUMBER 53436, DATED JUNE 18, 1971 AND RECORDED JUNE 18, 1971 AS DOCUMENT NO. 21517208, AND AS CREATED BY A DEED MADE BY CHICAGO TITLE AND TRUST COMPANY, AN ILLINOIS CORPORATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TERMS OF A TRUST AGREEMENT DATED MARCH 25, 1969 AND KNOWN AS TRUST NUMBER 53436, TO DORIS M. STRICKLAND, DATED OCTOBER 25, 1971 AND RECORDED DECEMBER 10, 1971 AS DOCUMENT NUMBER 21744090, FOR INGRESS AND EGRESS OVER LOT 2 (EXCEPT SUBLOTS "A", "B" AND "C") IN VILLAGE ON THE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 29 AND PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT NO. 21380121, IN COOK COUNTY, ILLINOIS.

Property Address: 850 WELLINGTON AVE. UNIT #117, ELK GROVE VILLAGE, IL. 60007
PIN: 08-32-101-008-1015

UNOFFICIAL COPY

situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

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 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 or Successor Trustees or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

Signed this 27th day of April 2023

Gail Kelleman
Gail Kelleman

This Property is Exempt under Real Estate transfer Tax statute 35 ILCS 200/31-45
sub par D and Cook County Ordinance Paragraph D

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, Siobhan C. Murray, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that Gail Kellerman, in their own right, 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 and delivered the

said instrument as their free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 27th day of April 2023



Notary Public



Prepared By:
Siobhan Murray
Murray Law Group PC
100 N. Prospect Ave.
Park Ridge, IL 60068
773-419-6494

Mail To:
Gail Ann Kellerman
850 WELLINGTON AVE. UNIT #117,
ELK GROVE VILLAGE, IL. 60007

Name and Address of Taxpayer:
Gail Ann Kellerman
850 WELLINGTON AVE. UNIT #117,
ELK GROVE VILLAGE, IL. 60007

UNOFFICIAL COPY

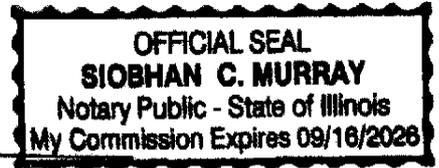
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 title to real estate under the laws of the State of Illinois.

Dated APRIL 27th, 2023 Signature: *Hail Kellerman*
Grantor or Agent

Subscribed and sworn to before me
by said GRANTOR
this 27 day of APRIL, 2023.

Notary Public *[Signature]*

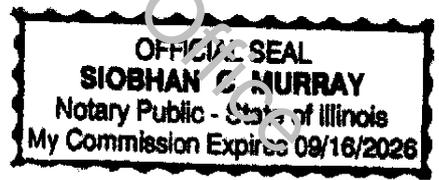


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated APRIL 27th, 2023 Signature: *Hail Kellerman*
Grantee or Agent

Subscribed and sworn to before me
by said GRANTEE
this 27 day of APRIL, 2023.

Notary Public *[Signature]*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)