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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/30/2024 10:51 AM Pg: 1 of 5

Dec ID 20240501613633

QUIT CLAIM DEED IN TRUST Statutory (Illinois)

PREPARED BY and MAIL TO:

Yudell and Lonoff, LLC
Alice S. Lonoff
400 Central Ave., Ste. 110
Northfield, IL 60093

MAIL SUBSEQUENT TAX BILLS TO:

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

THE GRANTOR, **ERIN LEE KELLY**, also known as Erin Kelly, a widow, and not remarried, of the Village of Glenview, County of Cook, State of Illinois, for and in consideration of Ten Dollars in hand paid, CONVEYS and QUIT CLAIMS unto GRANTEE, **ERIN KELLY**, of 2000 Chestnut Avenue, Unit #411, Glenview, Illinois, 60025, **not individually but AS TRUSTEE OF THE ERIN KELLY TRUST u/a/d May 23, 2024**, and unto each and every successor or successors in trust under said declaration of trust, regardless of the number of trustees, any and all of her right, title, and interest in the following described real estate in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AS EXHIBIT A

PERMANENT REAL ESTATE INDEX NUMBER: **04-26-100-049-1005**

ADDRESS OF REAL ESTATE: **2000 Chestnut Avenue, Unit #411,
Glenview, Illinois 60025**

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

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 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.

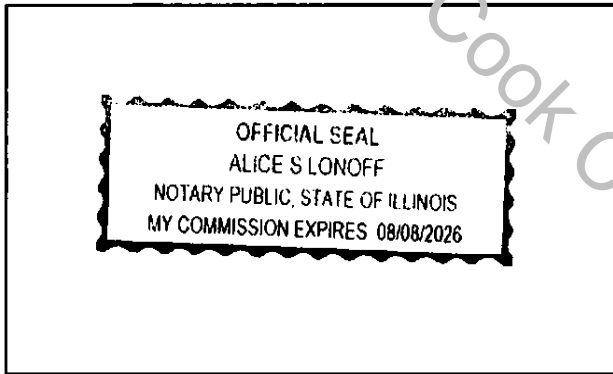
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In Witness Whereof, Grantor has hereunto set his hand and seal this 27 day of May, 2024

Erin Lee Kelly
Erin Lee Kelly

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 Erin Lee Kelly, 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. WITNESS my hand and official seal in the County and State last aforesaid this 27th day of May, 2024.



Impress seal here

Alice S Lonoff
Notary Public

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF
PARAGRAPH e, SECTION 31-45, REAL ESTATE
TRANSFER TAX LAW
DATED: 5-27-2024 Alice S Lonoff Atty.

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Exhibit A

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 thereof 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 86030222 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.

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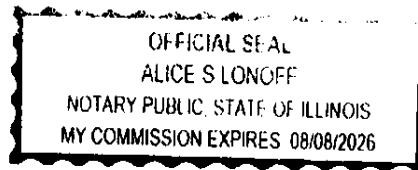
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or her agent affirms that, to the best of her 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, 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: 27 day of May, 2024

Erin Lee Kelly
Grantor, Erin Lee Kelly

Subscribed and sworn to before me by the said ERIN LEE KELLY, as Grantor



This 27th day of May, 2024

Notary Public: Alice S Longoff

The **grantee** or her 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: 27 day of May, 2024

Erin Kelly
ERIN KELLY, Trustee, as Grantee

Subscribed and sworn to before me by the said ERIN KELLY, Trustee, as Grantee



This 27th day of May, 2024

Notary Public: Alice S Longoff

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.