

UNOFFICIAL COPY

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WARRANTY DEED

JOINT TENANCY
ILLINOIS STATUTORY
KP 95012534SK

95327332

MAIL TO:

Henry E. Theobald and Yvonne B. Theobald
2000-411 Chestnut Avenue
Glenview, Illinois 60025

DEPT-01 RECORDING \$31.00
T#0012 TRAN 4201 05/18/95 10:48:00
#2458 + JM *-95-327332
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

Henry E. Theobald and Yvonne E. Theobald
2000-411 Chestnut Avenue
Glenview, Illinois 60025

RECORDER'S STAMP

31.62

THE GRANTOR(S) VLT Associates, an Illinois limited partnership
of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten and no/100's (\$10.00) DOLLARS
and other good and valuable considerations in hand paid,

CONVEY(S) AND WARRANT(S) to Henry E. Theobald and/or Yvonne B. Theobald, as initial co-trustees under
Henry E. Theobald Revocable Trust dated April 14, 1995 50% Tenancy in Common with Yvonne B. Theobald and/or Henry *

(GRANTEES' ADDRESS)
of the City of _____ County of _____ State of _____
~~not~~ in Tenancy in Common, ~~but in JOINT TENANCY~~, the following described real estate situated in the County of
Cook, in the State of Illinois, to wit.

See Exhibit A attached hereto and made a part hereof.

* E. Theobald as initial co-trustees under the Yvonne B. Theobald Revocable Trust, dated April 14, 1995 as owner of the remaining 50% tenancy in common interest.

heroby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said premises ~~not~~ in Tenancy in Common, ~~but in Joint Tenancy~~ forever.

Permanent Index Number(s): 04-26-100-049-1105
Property Address: ~~XXXX~~ 2000 Chestnut Avenue, Unit 411, Glenview, Illinois 60025

Dated this 12th day of May 19 95
(Seal) VLT Associates, an Illinois limited partnership
BY: Gary M. Baxter, its general partner
(Seal) BY: [Signature] (Seal)
Gary M. Baxter, president

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STATE OF ILLINOIS) ss.

County of Cook

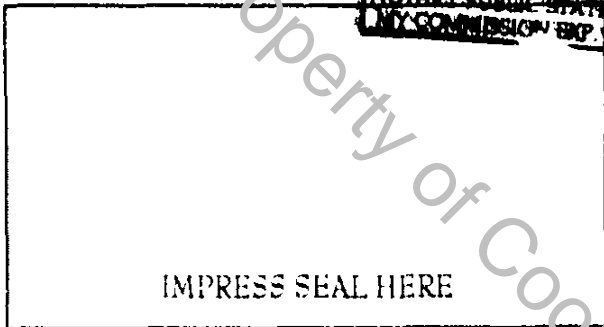
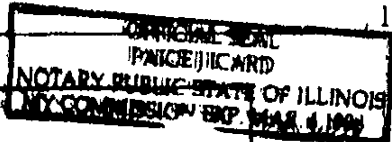
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT
Gary M. Baxter

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 _____ he _____ signed, sealed and delivered the instrument as his 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 notarial seal, this 12th day of May, 1995

My commission expires on _____ 19____

Page 1 of 2
Notary Public



Cook COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:
Horwood, Marcus & Braun Chartered
333 West Wacker Drive, Suite 2800
Chicago, Illinois 60606

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative _____

955327332

2 3 8 3 7 8
PB 10666



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 17 '95 DEPT OF REVENUE
252.00

955327332

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAY 17 '95
116.00

TO

FROM

WARRANTY DEED
JOINT TENANCY ILLINOIS STATUTORY

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EXHIBIT A

Unit Number 2000-411 in Valley Lo Towers I 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 10.0 FEET OF THE EASTERLY 50.0 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 615.0 FEET, AS MEASURED AT RIGHT ANGLES, SOUTH OF AND 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 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 50.0 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, 550.0 FEET TO THE MOST SOUTHERLY SOUTH LINE OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2, 150.0 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 10.0 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, 140.0 FEET TO AN INTERSECTION WITH A LINE 10.0 FEET WEST OF AND PARALLEL WITH THE MOST SOUTHERLY EAST LINE OF SAID LOT 2; THENCE NORTHERLY ALONG SAID LAST DESCRIBED PARALLEL LINE 550.0 FEET TO AN INTERSECTION WITH A LINE 10.0 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 50.0 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.

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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 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 PLAN 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 538, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT - 93504723.

SUBJECT TO: General real estate taxes not yet due and payable; special taxes and assessments for improvements not yet completed; applicable zoning and building laws and ordinances; covenants, conditions, restrictions and building lines of record; party wall rights and agreements, if any; encroachments; The Declaration as amended from time to time; public, private and utility easement of record; limitations and conditions imposed by the Illinois Condominium Act; installments due after closing for assessments levied pursuant to the Declaration; and acts done or suffered by Purchaser.

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"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN."

"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

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CHANGE OF INFORMATION FORM

INFORMATION TO BE CHANGED

Use this form for name/address desired on real property tax record of Cook County Illinois. It is also to acquire PROPERTY ADDRESSES for each PIN in our records.

Such changes must be kept within the space limitations shown. Do Not use punctuation. Allow one space between names and initials, numbers and street names, and unit or apt numbers. PLEASE PRINT IN CAPITAL LETTERS WITH BLACK PEN ONLY! This is a SCANNABLE DOCUMENT - DO NOT XEROX THE BLANK FORM. All completed ORIGINAL forms must be returned to your supervisor or Jim Davenport each day.

If a TRUST number is involved, it must be put with the NAME. Leave a space between the name and the trust number. A single last name is adequate if you don't have enough room for the full name. Property index numbers MUST be included on every form.

PIN:

04 - 26 - 100 - 049 - 1105

NAME

HENRY E THEOBALD

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

2000 CHESTNUT AVE #411

CITY

GLENVIEW

STATE:

IL

ZIP:

60025 - 1640

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

2000 CHESTNUT AVE #411

CITY

GLENVIEW

STATE:

IL

ZIP:

60025 - 1640

53277833

MAY 17 1995
COOK COUNTY TREASURER

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2025/01/15