

UNOFFICIAL COPY

TRUSTEES DEED

THIS INDENTURE WITNESSETH, this 13th day of July, 2016 that the Grantor, DONALD ALBERT BROERS, JR. as Successor Trustee of the TRUST CREATED UNDER ITEM II OF THE LAST WILL AND TESTAMENT OF MARY MARTIN SHELTON, DECEASED dated August 20, 1992, of the County of Cook, State of Illinois, for and in consideration of TEN AND NO 100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, Conveys and Warrants unto Grantee, HOWARD S. BROERS, of the Village of Crestwood, County of Cook, State of Illinois, the following described real estate in the County of Cook and State of Illinois, to wit:



Doc#: 1619619101 Fee: \$50.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/14/2016 10:43 AM Pg: 1 of 7

LOT 35 IN BLOCK 4 IN CRESTWOOD GARDENS, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THE WEST 225 FEET THEREOF AND EXCEPT THE NORTH 200 FEET OF THE EAST 257.44 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4) ALL IN COOK COUNTY, ILLINOIS.

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 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 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 of reversion, by leases to commence in praesenti or in 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 and provisions thereof at any time to 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 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, or 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 obligation of its, his or their predecessor in trust.

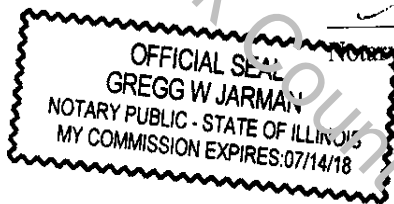
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising for the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 the sale on execution or otherwise.

PH

UNOFFICIAL COPYIN WITNESS WHEREOF, the Grantor, as aforesaid, has hereunto set his hand and seal this 13th day of July, 2016.This transaction is exempt under
the Illinois Transfer Act pursuant
to Paragraph E, Section 4,Donald Albert Broers Jr (Seal)
Donald Albert Broers, Jr. Successor TrusteeDonald Albert Broers Jr
Dated: 7-13-2016STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONALD ALBERT BROERS, JR., as Successor Trustee of the TRUST CREATED UNDER ITEM II OF THE LAST WILL AND TESTAMENT OF MARY MARTIN SHELTON, DECEASED dated August 20, 1992, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this date in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13th day of July, 2016.Gregg W. Jarman
Notary Public
Commission expires 7-14-18

Property Tax Number: 28-04-106-035-0000

Property Address: 13509 Short Drive, Crestwood, IL 60445

INSTRUMENT PREPARED BY:

Gregg W. Jarman
Bettenhausen & Jarman, Ltd.
21146 Washington Parkway
Frankfort, IL 60423
(815) 806-1212RETURN THIS DOCUMENT TO:Gregg W. Jarman
21146 Washington Parkway
Frankfort, IL 60423SEND SUBSEQUENT TAX BILLS TO:Howard Broers
13509 Short Drive
Crestwood, IL 60445

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NOTIFICATION OF REMOVAL AND REPLACEMENT OF TRUSTEE

Pursuant to the power given to the undersigned by Order of the Superior Court of Madison County, Georgia, dated March 19, 2009, regarding that certain trust created under Item II of the Last Will and Testament of Mary Martin Shelton, deceased, the undersigned, RUTH ROSE BROERS VALENTIN, DONALD ALBERT BROERS, JR., and HOWARD SCOTT BROERS hereby exercise their right to remove SARAH GARRISON HEINDEL as the Trustee of said trust, and to substitute in her place DONALD ALBERT BROERS, JR., as Successor Trustee of said trust.

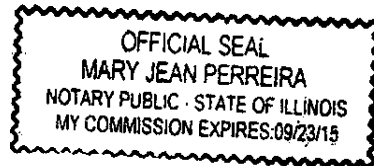
8-7-12
Date


RUTH ROSE BROERS VALENTIN

Signed, sealed and delivered
in the presence of:

Witness


Notary Public



Date

DONALD ALBERT BROERS, JR.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

Date

HOWARD SCOTT BROERS

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

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NOTIFICATION OF REMOVAL AND REPLACEMENT OF TRUSTEE

Pursuant to the power given to the undersigned by Order of the Superior Court of Madison County, Georgia, dated March 19, 2009, regarding that certain trust created under Item II of the Last Will and Testament of Mary Martin Shelton, deceased, the undersigned, RUTH ROSE BROERS VALENTIN, DONALD ALBERT BROERS, JR., and HOWARD SCOTT BROERS hereby exercise their right to remove SARAH GARRISON HEINDEL as the Trustee of said trust, and to substitute in her place DONALD ALBERT BROERS, JR., as Successor Trustee of said trust.

Date

RUTH ROSE BROERS VALENTIN

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

Date

DONALD ALBERT BROERS, JR.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

17-20-12

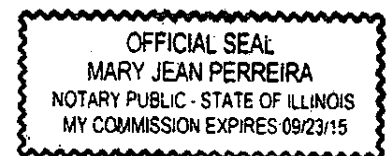
Date

Howard Scott Broers
HOWARD SCOTT BROERS

Signed, sealed and delivered
in the presence of:

John O'Toole
Witness

Mary Jean Perreira
Notary Public



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NOTIFICATION OF REMOVAL AND REPLACEMENT OF TRUSTEE

Pursuant to the power given to the undersigned by Order of the Superior Court of Madison County, Georgia, dated March 19, 2009, regarding that certain trust created under Item II of the Last Will and Testament of Mary Martin Shelton, deceased, the undersigned, RUTH ROSE BROERS VALENTIN, DONALD ALBERT BROERS, JR., and HOWARD SCOTT BROERS hereby exercise their right to remove SARAH GARRISON HEINDEL as the Trustee of said trust, and to substitute in her place DONALD ALBERT BROERS, JR., as Successor Trustee of said trust.

Date

RUTH ROSE BROERS VALENTIN

Signed, sealed and delivered
in the presence of:

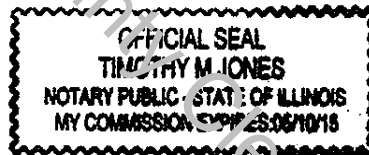
Witness

Notary Public

Date

DONALD ALBERT BROERS, JR.

Signed, sealed and delivered
in the presence of:



Witness

Notary Public

Date

HOWARD SCOTT BROERS

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

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ACCEPTANCE BY SUCCESSOR TRUSTEE

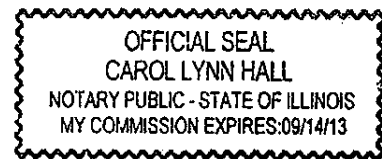
The undersigned hereby accepts his appointment as Successor Trustee of that certain trust created under Item II of the Last Will and Testament of Mary Martin Shelton, deceased, this ____ day of 8-20-12, 2012.

Donald Albert Broers Jr
DONALD ALBERT BROERS, JR.

Signed, sealed and delivered
in the presence of:

James D. Atte
Witness

Carol Lynn Hall
Notary Public



ACKNOWLEDGMENT OF RECEIPT OF NOTIFICATION OF REMOVAL AND REPLACEMENT OF TRUSTEE

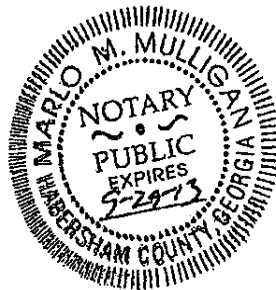
The undersigned originally named as Trustee of that certain trust created under Item II of the Last Will and Testament of Mary Martin Shelton, deceased, hereby acknowledges receipt of the foregoing Notification of Removal and Replacement of Trustee removing her as the Trustee of said trust, and substituting in her place DONALD ALBERT BROERS, JR., as Successor Trustee of said trust, this 27 day of August, 2012.

Sarah Garrison Heindel
SARAH GARRISON HEINDEL

Signed, sealed and delivered
in the presence of:

Hope Murray
Witness

Charles Shelton
Notary Public



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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 or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a 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: 7-13-16

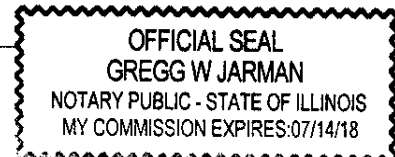
Signature: Donald Albert Brown Jr
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent, this 13th
day of July, 2016.

Notary Public: [Signature]

State of Illinois, County of Cook.

My Commission Expires: 7-14-18



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 a 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: 7-13-16

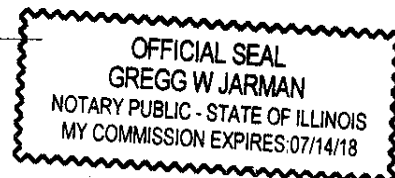
Signature: Donald Albert Brown Jr
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent, this 13th
day of July, 2016.

Notary Public: [Signature]

State of Illinois, County of Cook.

My Commission Expires: 7-14-18



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

(Attached 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.)