

# UNOFFICIAL COPY

ORIGINAL

Prepared by:  
Barry C. Bergstrom  
3330 181<sup>st</sup> Place, Ste. 104  
Lansing, IL 60438

Mail Recorded Document To:  
Barry C. Bergstrom  
3330 - 181st Place  
Lansing, IL 60438



Doc# 1800244001 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/02/2018 09:56 AM PG: 1 OF 6

## TRUSTEE'S DEED IN TRUST

THIS INDENTURE, made between TODD H. REICHERT, of 3237 David Drive, Hurst, TX 76054, not personally or individually, but solely as trustee under the provisions of a deed in trust, duly recorded and delivered in pursuance of a Trust Agreement dated the 29<sup>th</sup> day of March, 2016 and known as Trust No. 110-02-16, (hereinafter called the "Grantor"), and BRUCE H. O'NEIL and TAMARA L. O'NEIL, of 3640 186<sup>th</sup> Street, Unit 404, Lansing, Illinois 60438, not personally or individually, but solely as co-trustees under a trust agreement dated the 28<sup>th</sup> day of September, 2017 and known as O'Neil Land Trust, Trust No. 110-15-17, (hereinafter called the "Grantees").

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, do hereby grant, sell, convey and warrant unto said Grantees, the following described real estate, situated in Cook County, Illinois to wit:

### Parcel 1:

UNIT 404 IN BUILDING #2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKEVIEW CLUB CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93384028, AND AS AMENDED FROM TIME TO TIME IN THE SOUTHEAST FRACTIONAL QUARTER (1/4) (EXCEPT THE SOUTH 25 FEET THEREOF) OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### Parcel 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE #404 IN BUILDING 2, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION AND SURVEY AFORESAID.

PIN NO: 30-32-403-129-1039

Commonly known as: 3640 186<sup>th</sup> St., Unit 404, Lansing, IL 60438

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. The deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustees by the terms of said deed or deeds in trust delivered to said trustees in pursuance of the trust agreement above mentioned. THE TERMS AND CONDITIONS APPEARING ON RIDER A ATTACHED HERETO ARE MADE A PART HEREOF.

SYS  
P 6  
\$ 10  
MPO  
SCYS  
E 4  
INT  
Dill/1/2/2018

6/13

# UNOFFICIAL COPY

Subject to covenants, conditions, and restrictions of record (except as to race); (a) general real estate taxes for 2017 subsequent years; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any.

IN WITNESS WHEREOF, TODD H. REICHERT, not personally or individually, but solely as trustee under a trust agreement, dated March 29, 2016, have hereunto set his hand and seal to this instrument, this 3rd day of November, 2017.

 (Seal)  
TODD H. REICHERT, Trustee

The following Trustee(s) hereby accept the conveyance of the subject real estate the date herein stated:

 (SEAL)  
Bruce H. O'Neil

 (SEAL)  
Tamara L. O'Neil

SUCCESSOR TRUSTEES

The Trust Agreement entered into between Bruce H. O'Neil and Tamara L. O'Neil as co-trustees, dated September 28, 2017 known as the O'Neil Land Trust, 110-15-17, provides that the following persons or entity shall act as Successor Trustee or Successor Trustees hereunder in the following order:


1. The remaining Trustee of the original co-trustees, namely BRUCE H. O'NEIL and TAMARA L. O'NEIL
2. TODD H. REICHERT
3. ATG TRUST COMPANY, Chicago, IL and its successors

In the event of the death, resignation, refusal or inability to act of a Co-Trustee or Trustee hereunder, the next named Trustee or Trustees shall act and shall have all the rights and powers of the original Trustees.

In the event of the death of a Trustee then acting hereunder, on the filing with the Recorder of Deeds of an affidavit reciting such death and describing the real estate conveyed to the Trustee, to which affidavit is attached a certified copy of the death certificate of such Trustee, anyone dealing with the title to the real estate shall be entitled to conclusively presume that the Trust Agreement referred to herein has not been amended with respect to any Successor Trustee unless a copy of such amendment describing the real estate conveyed to the Trustee has been theretofore filed with the Recorder of Deeds in the County in which said real estate is located.

This Deed is exempt under Real Estate Transfer Act Sec. 4, para. e. and Cook County Ord. 15184, para. e.

Dated: November 3, 2017

 Attorney  
Barry C. Bergstrom



# UNOFFICIAL COPY

RIDER A TO AND MADE A PART OF  
 TRUSTEE'S DEED IN TRUST FROM TODD H. REICHERT AS TRUSTEETO  
 BRUCE H. O'NEIL AND TAMARA L. O'NEIL,  
 AS CO-TRUSTEES, TR #110-15-17 DTD 09-28-17

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 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 upon any terms 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 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 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.

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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, 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 3, 2017

Signature: *Barry C. Bergstrom*  
Grantor or Agent  
~~XXXXXXXXXXXXXXXXXXXX~~  
TODD H. REICHERT  
BARRY C. BERGSTROM, ATTORNEY

Subscribed and sworn to before me by the said ~~TODD H. REICHERT~~ BARRY C. BERGSTROM this 3rd day of November, 2017.



Notary Public *Jayne Schiestel*

The grantee or his/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: November 3, 2017

Signature: *Tamara L. O'Neil*  
Grantee or Agent  
TAMARA L. O'NEIL

Subscribed and sworn to before me by the said TAMARA L. O'NEIL this 3rd day of November, 2017.



Notary Public *Jayne Schiestel*

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 Tax Act.)

**UNOFFICIAL COPY**

Village of Lansing

Patricia Eidlam  
Mayor



Office of the Treasurer

Arlette Fryc  
Treasurer

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LANSING  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Todd H Reichert**  
**1848 Carver Drive**  
**Carrollton, TX 75010**  
Telephone: **832-577-4699**

Attorney or Agent: **Barry C Bergstrom, Attorney**  
Telephone No.: **708-895-7040**

Property Address: **3460 186<sup>th</sup> Street, Unit 404**  
**Lansing, IL 60438**

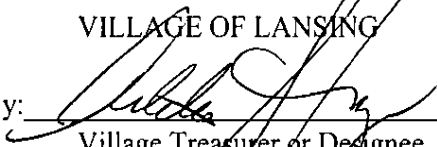
Property Index Number (PIN): **30-32-403-129-1039**

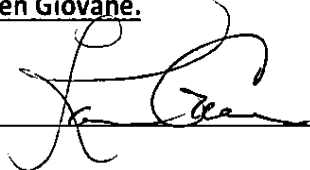
Water Account Number: **N/A**

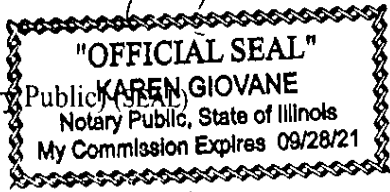
Date of Issuance: **November 3, 2017**

(State of Illinois)  
(County of Cook)

This instrument was acknowledged before  
me on November 3, 2017 by  
**Karen Giovane.**

VILLAGE OF LANSING  
By:   
Village Treasurer or Designee

  
\_\_\_\_\_  
(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.