

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS INDENTURE, Witnesseth, that on this 19th Day of November, 2018, **PRODEHL FAMILY INVESTMENTS LLC**, an Illinois limited liability company, of 320 Water Stone Way, Joliet, Illinois 60431, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby **WARRANT and CONVEY** unto

MARIUS KAUNAS, Trustee of the Marius Kaunas Self Declaration of Trust dated October 15, 2018, of 14825 131st Street, Lemont, Illinois 60439, the following described real estate in the County of Cook and State of Illinois, to-wit:

UNIT 2 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LEMONT COURT YARD OFFICE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25197314, IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: **22-29-402-019-1002**
 Property Address: **15419 East 127th Street, Lemont, IL 60439**

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

Full power and authority is hereby granted to said trustee to improve, manage and protect the premises or any part thereof, 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 to grant easements or changes 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 or 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 or any act or said trustee, or be obliged or privileged to inquire into any of the terms of said trust





Doc# 1833044002 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
 KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/26/2018 10:10 AM PG: 1 OF 4

ANTIC 20181001001001

REAL ESTATE TRANSFER TAX		26-Nov-2018	
	COUNTY:	128.75	
	ILLINOIS:	257.50	
	TOTAL:	386.25	
22-29-402-019-1002 20181101635864 0-570-995-360			

CCRD REVIEW 

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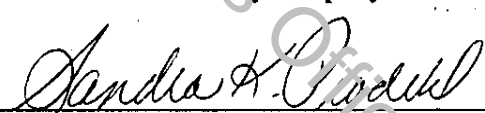
agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and be 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "Upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

Subject to: Covenants, easement, conditions and restrictions of record, if any; general real estate taxes for the year 2018 and subsequent years; and

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Managing Member this 19th day of November, 2018.

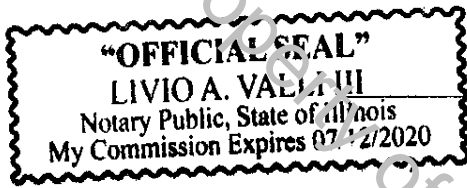
<p>PRODEHL FAMILY INVESTMENTS LLC, an Illinois limited liability company</p> <p>By:  EDWARD T. PRODEHL, Manager</p>	<p>PRODEHL FAMILY INVESTMENTS LLC, an Illinois limited liability company</p> <p>By:  SANDRA K. PRODEHL, Manager</p>
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STATE OF ILLINOIS)
)SS
COUNTY OF Will)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid DO HEREBY CERTIFY THAT EDWARD T. PRODEHL and SANDRA K. PRODEHL personally known to me to be the authorized Managers of the Limited Liability Company and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that as such authorized Managers signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said Company, as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19th day of November, 2018.



[Signature]

Notary Public

This instrument was prepared by:
Bruce M. Konzelman
Bonds, Zumstein & Konzelman
60 North Chicago Street
Joliet, IL 60432

After recording mail this instrument to:

Mr. John Antonopoulos
Attorney at Law
Antonopoulos & Virtel, P.C.
15419 127th Street, Suite 100
Lemont, IL 60439

Mail Tax Bill to:

Mr. Marius Kaunas, Trustee
15419 East 127th Street
Lemont, IL 60439

Proprietor of Cook County Clerk's Office

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EXHIBIT "A" TO POWER OF ATTORNEY

LEGAL DESCRIPTION

UNIT 2 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LEMONT COURT YARD OFFICE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25197314, IN THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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COOK COUNTY
RECORDS & CLERKS

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Property of Cook County Clerk's Office