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Doc# 1909546075 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2019 11:29 AM PG: 1 OF 4

**WARRANTY DEED IN TRUST**

ADDRESS OF GRANTEE AND SEND  
SUBSEQUENT TAX BILLS TO:

Laurence Richter  
3422 Oak Avenue  
Brookfield, Illinois 60513

THE GRANTOR, LAURENCE RICHTER, married to Loretta Nyhan, of 3422 Oak Avenue, Brookfield, Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, conveys and warrants to Laurence Richter, of 3422 Oak Avenue, Brookfield, Illinois, as Trustee ("Trustee") of the LAURENCE RICHTER REVOCABLE LIVING TRUST (hereinafter referred to as the "Trust") dated the 22<sup>nd</sup> day of March, 2019, and all and every successor or successors in trust under the Trust, the following described real estate in the County of Cook and State of Illinois:

LOT 35 AND THE NORTH ½ OF LOT 34 IN BLOCK 14 IN BROOKFIELD MANOR, A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RIGHT OF WAY WEST SUBURBAN RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 15-34-223-044-0000

Commonly Known As: 3422 Oak Avenue, Brookfield, Illinois 60513

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

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 subdivide 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



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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 present or in future, and upon 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 and 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 an 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; 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 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 or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustee were 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.

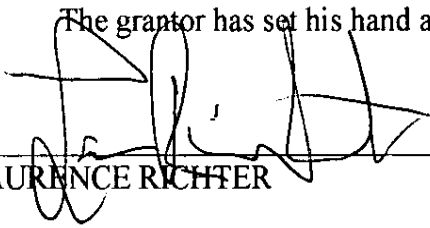
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

And the said grantor, hereby expressly waive and release 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.

REAL ESTATE TRANSFER TAX		05-Apr-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-34-223-044-0000		20190401639802   0-137-470-880

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The grantor has set his hand and seal this 22nd day of March, 2019.

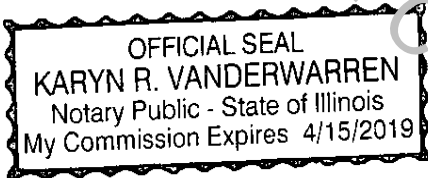
  
\_\_\_\_\_  
LAURENCE RICHTER

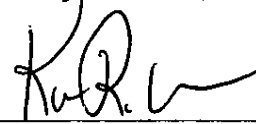
  
\_\_\_\_\_  
LORETTA NYHAN

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF DeKalb        )

The undersigned, a Notary Public in and for the County and State, certifies that LAURENCE RICHTER, married to LORETTA NYHAN, personally known to me to be the same persons whose names have been subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

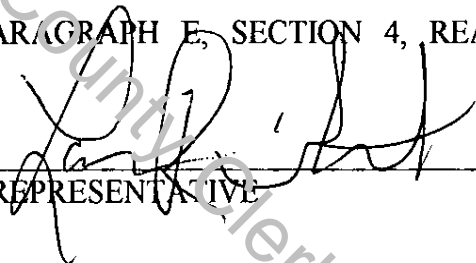
Given under my hand and official seal, this 22<sup>nd</sup> day of March, 2019.



  
\_\_\_\_\_  
NOTARY PUBLIC

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

3-22-2019  
DATE

  
\_\_\_\_\_  
REPRESENTATIVE

PREPARED BY AND MAIL TO:  
Karyn R. Vanderwarren  
120 East Ogden Avenue, Suite 124  
Hinsdale, Illinois 60521

PROSECUTOR  
DEPUTY CLERK'S OFFICE

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## STATEMENT BY GRANTOR AND GRANTEE

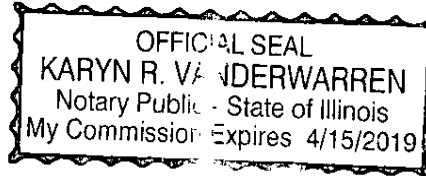
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real-estate under the laws of the State of Illinois.

Dated: March 22, 2019

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 22nd day of March, 2019.  
Notary Public \_\_\_\_\_



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 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: March 22, 2019

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 22nd day of March, 2019.  
Notary Public \_\_\_\_\_



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]