WARRANTY DEED IN TRUST ICIAL COPY

THIS WARRANTY DEED, made this 19th day of October, 2018, by and between, JOHN HEFFINGER and HOLLY HEFFINGER, husband and wife, of the County of Cook, State of Illinois ("Grantors"), and JOHN F. HEFFINGER, III and HOLLY R. HEFFINGER, not individually, but as Trustees of the JOHN F. HEFFINGER TRUST DATED OCTOBER 19, 2018 ("Grantee"), and unto all and every successor or successors in trust under said Declaration:

Grantee's address: 2853A N. Wolcott Avenue, Chicago, IL 60657

WITNESSETH, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors does hereby CONVEYS and WARRANTS unto Grantee, in fee simple all that piece or parcel of land, together with the improvements, rights, privileges and appurtenance to the same belonging, situated in the County of Cook in the State of Illinois, described as follows, to wit:

SEE EXHIBIT "A' ATTACHED HERETO AND INCORPORATION HEREIN.

Subject to: General real estate taxes not due and payable as of the date hereof, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 14-30-222-132-0000

Address of Property: 2853A N. Wolcott Avenue, Chicago, IL 60657

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

Said Trustee shall have full power and authority:

- (a) To manage, improve, subdivide and protect said premises or any part thereof.
- (b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereof.
- (c) To mortgage or otherwise encumber, exchange, donate, sell or convey said premises or any part thereof with or without consideration, for such terms and upon such conditions as said Trustee deems best.
- (d) To lease said premises or any part thereof by leases commencing at the time of making the same as well as at a future time for any term of years, not exceeding 999 years, and subject to any terms and conditions that said Trustee deems best; also to cancel, renew, extend or modify existing leases.



Doc# 1916406093 Fee \$85.00

RMSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. HOODY
COOK COUNTY RECORDER OF DEEDS

DATE: 06/13/2019 12:59 PM PG: 1 OF 5

Above Space for Recorder's Use Only

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description, also to execute contracts and grant options to lease or purchase said premises or any part thereof.

Generally to take any action with reference to said property that said Trustee deems best, the intent being that said Trustee shall have every power and discretion over and in connection with said property that he would have if he was the absolute owner thereof, and the enumeration of specific powers herein shall not in any way control, limit or cut down the general powers herein granted.

In no case shall any person dealing with said Trustee, or dealing with any grantee, mortgagee or lessee of the Trustee, with reference to said premises be obligated to see to the application of the purchase, mortgage or rent money, or to see that the terms of this Trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustee, or be privileged or obliged to inquire into any of the terms of said Declaration of Trust and the execution of any deeds, mortgages, trust deeds, leases or other instruments by said Trustee shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that said Trustee was duly authorized and empowered to execute every such instrument.

The interest of each and every beneficiary hereunder and of any and all persons claiming under them is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises, the intention being to vest in said Trustee the entire legal and equitable title in fee interest, legal or equitable, in or to said real estate as such but only an interest in the earnings, avails and proceeds there as aforesaid.

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I	IN WITNESS W	HEREOF, the	Grantors have	hereunto set	their hands	and seals t	his 19th day of October
2018.							
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JOHN,	HEEFINGER			HOLLY/	HEFFING	ER	
l				Y/Y			
STATE	OF ILLINOIS)					
) ss.					
COUNT	TY OF DUPAGE	.)					
_	. KNA. i A	/ ì				T/2	
l	, TONCHEST &	<u>_ite,</u> 8	Notary Public	in and for sa	id County,	in the State	aforesaid, DO HEREBY to be the same persons
CERTIF	Y that JOHN H	EFFINGER and	d HOLLY HE	FFINGER, p	ersonally k	nown to m	to be the same persons
							erson and acknowledged
	-	nd delivered th	e said instrum	ent as their fi	ree and volu	intary act, f	or the uses and purposes
therein s	set forth.						-0
(GIVEN under my	hand and office	cial seal, this 15	9th day of Oc	tober, 2018		
	1		•	•	,		,
,	1/n			,			
1					_		

Notary Public

Commission expires August 13

OFFICIAL SEAL

MICHAEL W. KITE NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires Aug 13, 2020

The transfer of title and conveyance herein is hereby accepted by JOHN F. HEFFINGER, III and HOLLY R. HEFFINGER, Wrustees of the JOHN F. HEFFINGER TRUST DATED OCTOBER 19, 2018.
JOHN FAREFFINGER, III, Co-Trustee, as aforesaid
Holis Ha
HOLLY R. HEFFINGER, Co-Trustee, as aforesaid
STATE OF ILLINOIS)
) ss. COUNTY OF DU! AGE)
I, Michael Mee, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN F. HEFFINGER, III and HOLLY R. HEFFINGER, personally known to me to be the same
persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that they signed, so aled 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 19th day of October, 2018.
Notary Public Commission expires August 13, 2023 Notary Public Notary Public Notary Public, State of Illinois
My Commission Expires Aug 13, 2020
Exempt under provisions of Paragraph (e) Section 31-45, Property Tax Code
Date: October 19, 2018
P
This instrument was prepared by: Michael W. Kite Faermark & Williams, LLC
Michael W. Kite
Faermark & Williams, LLC
1900 S. Highland Avenue, Suite 100 Lombard, Illinois, 60148
Return to: Michael W. Kite
Faermark & Williams, LLC
1900 S. Highland Avenue, Suite 100
Lombard, Illinois, 60148
Send tax bill to:
John F. Heffinger, III and Holly R. Heffinger, Trustees 2853A N. Wolcott Avenue

Chicago, IL 60657

1916406093 Page: 4 of 5

UNOFFICIAL COPY

PARCEL 1:

LOT 27 IN LANDMARK VILLAGE UNIT 2, BEING A RESUBDIVISION OF LOTS 165 THROUGH 175, INCLUSIVE, AND LOTS 222 THOUGH 232, INCLUSIVE IN THE WILLIAM DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST GEORGE STREET LYING NORTH OF AND ADJACENT TO SAID LOTS 165 THROUGH 175, AND PART OF VACATED WEST WOLFRAM STREET LYING SOUTH OF AND ADJACENT TO SAID LOTS 222 THROUGH 232, AND PART OF LOT 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1995 AS DOCUMENT 95027318, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOT 58 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION FOR LANDMARK VILLAGE UNIT 2 RECRODED AS DOCUEMNT NO. 95027318.

P.I.N.: 14-30-222-132-0000

Property Address: 2853A N. Wolcott Avenue, Chicago, IL 60657

6	(SE)	COUNTY:	0.00
		TOTAL:	0.0
14-30-222	-132-0000	20190601696861 2	-017-984-608

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	CTA:	0.00
	TOTAL:	0.00
	00 20190601696861	
	ide any applicable pena	

1916406093 Page: 5 of 5

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STATEMENT BY GRANTOR

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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: May 30, 2019

Signature:

Grantor or Agent

Subscribed and sworn to before me by the said Agent this 30th day of May, 2019.

"OFFICIAL SEAL" WENDY M MODELSKI

Notary Public, State of Illinois
My Commission Expires 11/18/2021

Notary Public

STATEMENT OF GRANTEE

The Grantee 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: May 30, 2019

Signature:

Grantee or Agent

Subscribed and sworn to before me by the said Agent this 30th day of May, 2019.

Notary Public

"OFFICIAL SEAL"
WENDY M MODELSKI
Notary Public, State of Illinois
Commission Expires 11/18/2021