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(e) To grant easements of every description, also to execute contracts and grant options to lease or purchase said premises or any part thereof.

(f) 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 19th day of October, 2018.



JOHN HEFFINGER




HOLLY HEFFINGER

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, Michael Kite, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN HEFFINGER and HOLLY 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, 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 19th day of October, 2018.



Notary Public

Commission expires August 13, 2020

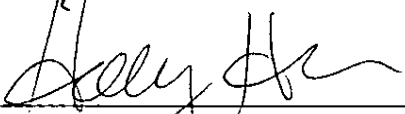


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The transfer of title and conveyance herein is hereby accepted by JOHN F. HEFFINGER, III and HOLLY R. HEFFINGER, Trustees of the JOHN F. HEFFINGER TRUST DATED OCTOBER 19, 2018.



JOHN F. HEFFINGER, III, Co-Trustee, as aforesaid



HOLLY R. HEFFINGER, Co-Trustee, as aforesaid

STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

I, Michael W. Kite, 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, 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 19th day of October, 2018.



Notary Public

Commission expires August 13, 2020



Exempt under provisions of Paragraph (e)
Section 31-45, Property Tax Code

Date: October 19, 2018



Buyer, Seller or Representative

This instrument was prepared by:

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

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EXHIBIT "A"

PARCEL 1:



LOT 27 IN LANDMARK VILLAGE UNIT 2, BEING A RESUBDIVISION OF LOTS 165 THROUGH 175, INCLUSIVE, AND LOTS 222 THROUGH 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 RECORDED AS DOCUMENT NO. 95027318.

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

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

REAL ESTATE TRANSFER TAX		12-Jun-2019
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
14-30-222-132-0000 20190601696861 2-017-984-608		

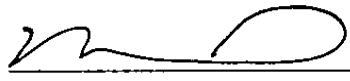
REAL ESTATE TRANSFER TAX		12-Jun-2019
		CHICAGO: 0.00
		CTA: 0.00
		TOTAL: 0.00
14-30-222-132-0000 20190601696861 0-964-878-432		
* Total does not include any applicable penalty or interest due.		

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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.

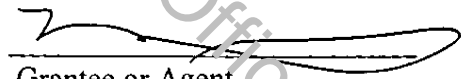

Notary Public



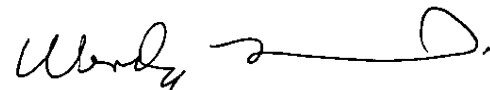
STATEMENT OF GRANTEE

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

