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Chicago Title Insurance Company

WARRANTY DEED IN TRUST

Paul L. Brennan and Sandra J. Brennan
Husband and Wife
1031 Jackson Avenue
River Forest, IL 6-3-5

Doc#: 1929406026 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/21/2019 09:57 AM Pg: 1 of 3

Dec ID 20191001611533
ST/CO Stamp 0-581-545-568 ST Tax \$373.00 CO Tax \$186.50

THIS INDENTURE WITNESSTH, That the grantors, Paul L. Brennan and Sandra J. Brennan of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of Ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey(s) and warranty unto Francis A. Brennan and Germana R. Brennan, whose address is 407 Ashland Avenue, Unit 5J, River Forest, Illinois, as Trustees under the provisions of a trust agreement dated the 13th day of May, 2004 and known as The Brennan Family Trust, the following described Real Estate in the County of Cook and State of Illinois, to wit:

Unit 5-J as delineated on the Plat of Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lots 4 and 5, the West 18.0 feet in Lot 8 and all of Lots 9, 10, 11 and 12 in Block 3 of River Forest being a Subdivision of part of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian as surveyed for the Suburban Home Mutual Land Association according to the Plat thereof recorded June 23, 1890 as Document 1291334 in Book 43 of Plats, Page 20, in Cook County, Illinois which Plat of Survey is attached as Exhibit A to the Declaration of Condominium made by River Forest State Bank and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated July 8, 1968 and known as Trust Number 1442 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 21171894 and amended by Document 22610624, as amended from time to time, together with an undivided percentage interest in said Parcel (excepting from said Parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and Plat of Survey), all in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 15-12-117-016-1045

Address of Real Estate: 407 Ashland Avenue, Unit 5J, River Forest, Illinois 60305

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 99 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,

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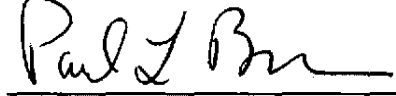
or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways 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, 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.

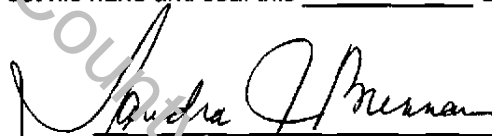
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

And the said grantor(s) hereby expressly waive(s) 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.

In Witness Whereof, the grantor aforesaid have hereunto set his hand and seal this _____ day of October, 2019.



Paul L. Brennan



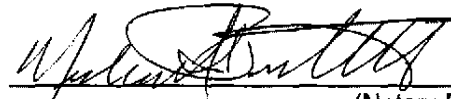
Sandra J. Brennan

STATE OF ILLINOIS, COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Paul L. Brennan and Sandra J. Brennan**, personally known to me to be the people 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of October, 2019





(Notary Public)

Prepared By: Michael I. Ponticelli, 1480 Renaissance Dr, #209, Park Ridge, IL 60068

MAIL TO:

Michael I. Ponticelli, Esq.
Ponticelli & Vito
1480 Renaissance Dr., #209
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Francis A. & Germana R. Brennan, Trustees
407 Ashland Avenue
Unit 5-J
River Forest, IL 60305

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CHICAGO TITLE
COMPANY



LEGAL DESCRIPTION

Order No.: 19GST175138PK

For APN/Parcel ID(s): 15-12-117-016-1045

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VILLAGE OF RIVER FOREST

Real Estate Transfer Tax
Date 10-14-19 Amt Paid \$373.00

REAL ESTATE TRANSFER TAX		16-Oct-2019
	COUNTY:	186.50
	ILLINOIS:	373.00
	TOTAL:	559.50
15-12-117-016-1045		20191001611533 581-545-566