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**WARRANTY DEED
IN TRUST**

200604100100

Doc#: 2028816177 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/14/2020 01:06 PM Pg: 1 of 5

Dec ID 20200801662679
ST/CO Stamp 1-938-190-816

THIS INDENTURE WITNESSETH, that the grantors, Michael E. Stepanek and Alice K. Sylvester, a Married Couple, of the City of Arlington Heights, in the County of Cook, and State of Illinois, for and in consideration of \$10.00 in hand paid, convey and warrant unto Michael Edward Stepanek, or his successor, as Trustee of the Michael Edward Stepanek Trust dated August 6, 2020, whose address is 2509 N. Walnut Ave., Arlington Heights, County of Cook, Illinois 60004 and Alice K. Sylvester, or her successor, as Trustee, of the Alice K. Sylvester Trust dated August 6, 2020, whose address is 2509 N. Walnut Ave., Arlington Heights, County of Cook, Illinois 60004, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 15 in Block 19 in Berkley Square Unit 6, a Subdivision in the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian according to the Plat thereof recorded August 16, 1967 as Document 20231041 in Cook County, Illinois.

SUBJECT TO: General taxes for the year of 2019 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Permanent Index Number: 03-18-212-015-0000

Address of Real Estate: 2509 N. Walnut Ave., Arlington Heights, Illinois 60004

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 trustees 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

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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 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 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 other case shall any party dealing with said trustees 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 trustees, 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 trustees, 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 trustees 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 trustees 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 grantors 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.

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STATEMENT BY GRANTOR AND GRANTEES

Michael E. Stepanek

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 and hold title to real estate under the laws of the State of Illinois.

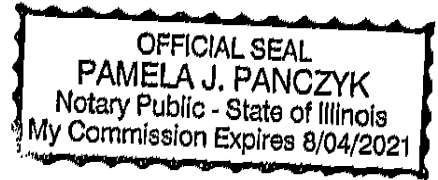
Dated: ~~July 30, 2020~~ Aug 6, 2020

Signature of Grantor or Agent: _____

Subscribed and sworn to before me this ^{6th}~~30th~~ day of ^{Aug}~~July~~ 2020. x Pamela J. Panczyk

Michael E. Stepanek
Notary Public Grantor

Pamela J. Panczyk
Notary Public



Michael Edward Stepanek Trust

The grantee or his/her 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.

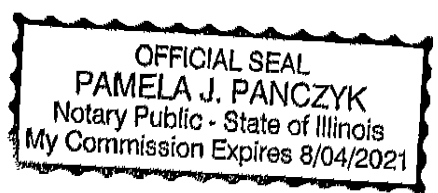
Dated: ~~July 30, 2020~~ Aug 6, 2020

Signature of Grantee or Agent: _____

Subscribed and sworn to before me this ^{6th}~~30th~~ day of ^{Aug}~~July~~ 2020. x Pamela J. Panczyk

Michael E. Stepanek
Notary Public Grantee

Pamela J. Panczyk
Notary Public



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Alice K. Sylvester Trust

The grantee or his/her 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: ^{Aug 6} ~~July 30~~, 2020

Signature of Grantee or Agent: *Alice K. Sylvester*

Subscribed and sworn to before me this ^{5th} ~~30th~~ day of ^{Aug} ~~July~~ 2020.

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

COOK County Clerk's Office