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WARRANTY DEED IN TRUST

Doc#: 2106706239 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2021 11:54 AM Pg: 1 of 4

Dec ID 20210201642639

THIS DEED, made this 25th day of April, 2020 between Ronald M. Bromberek, widower, as Grantor, of the County of Cook and State of Illinois, for and in consideration of ten and 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and Warrants unto Ronald M. Bromberek, Trustee under the Ronald Bromberek Revocable Living Trust dated April 25, 2020, of Lemont, Illinois hereinafter "said trustee") regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, and State of Illinois, to wit:

Legal Description: Lot Four (4) in Block Four (4) of Nortons and Warners Subdivision of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the South Thirty (30) Feet of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-Nine (29) in Township Thirty Seven (37) North, Range Eleven (11) East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Real estate taxes accrued but not yet payable at the time of closing; building set-back lines and use or occupancy restrictions; covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals, drain tile, pipe or other conduit

Permanent Real Estate Index Number 22-29-118-014-0000
Address of Property: 910 Singer Avenue, Lemont, Illinois 60439

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, street, highways, or alleys; 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 in 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

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thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and option 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 very 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 expedience 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 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. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words, "in trust", or "upon condition" or "with limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grant hereby expressly waives and releases 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 the sale on execution or otherwise.

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IN WITNESS WHEREOF, the grantor aforesaid has hereunto his hand and seal this 25th day of April 2020.

Ronald Bromberek

State of Illinois, County of DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald M. Bromberek personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 seal this 25th day of April, 2020.

James J. Bromberek
Notary Public


Section 4

Exempt under paragraph 4(e) of the Real Estate Transfer Act

James J. Bromberek Date: April 25, 2020

This instrument prepared by: James J. Bromberek, Heitz & Bromberek, Ltd
300 E 5th Ave., #380,
Naperville, IL. 60563

Mail to:

James J. Bromberek
Heitz & Bromberek, Ltd.
300 E 5th Ave., Suite 380
Naperville IL 60563

Send Subsequent Tax Bills To:

Ronald M. Bromberek, Trustee
910 Singer
Lemont, IL 60439

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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 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 April 25, 2020

Signature: Joseph Bronck agent in fact
Grantor or Agent

Subscribed and Sworn to Before me this 25th day of April, 2020

Verna M O'Gara
Notary Public



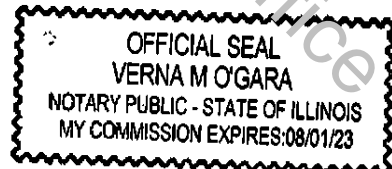
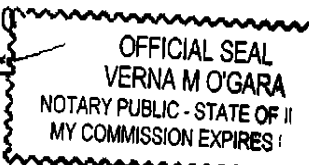
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 25, 2020

Signature: Joseph Bronck agent in fact
Grantor or Agent

Subscribed and Sworn to Before me this 25th day of April, 2020

Verna M O'Gara
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.)