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Doc# 2108207626 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/23/2021 03:59 PM Pg: 1 of 4

Dec ID 20210301656701

ST/CO Stamp 0-370-363-408 ST Tax \$1,075.00 CO Tax \$537.50

THIS DOCUMENT PREPARED BY:

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AFTER RECORDING RETURN TO:

William D. Kelly
Attorney at Law
1010 Jorie Blvd, Ste 100
Oak Brook, IL 60523

MAIL FUTURE TAX BILLS TO:

Steven Richmond & Christina Richmond
Trust
8081 Savory Club Court
Burr Ridge, IL 60527

TRUSTEE'S DEED

GRANTOR, Catherine J. Heiderscheidt, as trustee of the Catherine J. Heiderscheidt Trust, dated September 19, 2008 of 8081 Savory Club Court, City of Burr Ridge, County of Cook, State of Illinois.

CONVEYS and WARRANTS to the GRANTEE, Steven R. Richmond, as Trustee of the Steven R. Richmond Trust U/T/A Dated February 26, 1999, and Christina Richmond, as Trustee of the Christina Richmond Trust U/T/A dated February 26, 1999, each as to an undivided fifty percent (50%) interest, as restated, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: See attached legal description.

Permanent Index Number: 18-31-211-053-0000

Address of Real Estate: 8081 Savory Club Court, Burr Ridge, IL 60527

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divided or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (C) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (D) To dedicate parks, street, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have

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been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties; shall inure to and be binding upon their heirs, legal representatives and assigns.

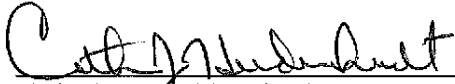
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, in trust or upon condition or with limitation, or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

SUBJECT TO: General Real Estate Taxes for 2020 2nd and all subsequent years; 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.

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DATED this 4th day of March, 2021.



Catherine J. Heiderscheidt, as trustee of the Catherine J. Heiderscheidt Trust, dated September 19, 2008

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Catherine J. Heiderscheidt, 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 4th day of March, 2021.



Notary Public



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LEGAL DESCRIPTION

Order No.: 20CNW182114WH

For APN/Parcel ID(s): 18-31-211-053-0000

PARCEL 1:

LOT 51 IN THE SAVOY CLUB SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 2007 AS DOCUMENT NUMBER 0705315130.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE PLAT OF SAVOY CLUB SUBDIVISION RECORDED FEBRUARY 22, 2007 AS DOCUMENT 0705315130 FOR INGRESS AND EGRESS OVER OUTLOT C, AND DRIVEWAY EASEMENTS IN FAVOR OF THE CORRESPONDING LOT OWNERS IN, ON, OVER, UPON, ACROSS, UNDER AND THROUGH THOSE AREAS OF OUTLOT A DEPICTED AS "DRIVEWAY EASEMENT", FOR THE PURPOSE OF ALLOWING THE LOT OWNER AND THEIR GUESTS INGRESS AND EGRESS TO AND FROM OUTLOT "C" (A PRIVATE ROAD).

Cook County Clerk's Office