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FIDELITY NATIONAL TITLE
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Doc#: 2109239099 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 08:30 AM Pg: 1 of 5

DEED IN TRUST

Dec ID 20210301672464
ST/CO Stamp 0-221-008-400

MAIL TO:

Christopher V. Unger, Esq.
16106 S. Route 59, Unit 100
Plainfield, IL 60586

NAME & ADDRESS OF TAXPAYERS:

Nancy C. Benard
26328 S. Evergreen Lane
Channahon, IL 60410

RECORDER'S STAMP

THE GRANTOR(S): Nancy Benard, a single person, of 26328 Evergreen Lane, Channahon IL 60410, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Nancy C. Benard, as Trustee under a trust agreement dated March 11, 2021 and known as the Nancy C. Benard Revocable Trust (hereinafter referred to as "said trustee" and 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 situated in the County of Kendall, in the State of Illinois, to wit:

of 4916 Circle Court Unit 109
Crestwood IL 60445

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: (a) General real estate taxes not due and payable; (b) Special Assessments, if any; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders lateral and drain tile, pipe or other conduit.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 24-33-403-096-1021 and 24-33-403-096-1098
Property Address: 4916 Circle Court, Unit 109, Crestwood IL 60445

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, streets, 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

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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 all of the title, estate, powers and authority 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 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 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 expediency or 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, and 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 in 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

And said grantor(s) hereby expressly waive(s) and release(s) any 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.

REAL ESTATE TRANSFER TAX		19-Mar-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
24-33-403-096-1021	20210301672464	0-221-008-400

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Exhibit "A" (Legal Description)

Unit 109 and Garage 26 in Fieldcrest Condominium, as delineated on a Survey of the foregoing described real estate: Various Lots in Crestwood Valley Unit Number 1, 2 and 3. All being Resubdivision of Lots 21 to 23 in Arthur T. McIntosh and Company's Cicero Avenue Farms, being a Subdivision a Subdivision of part of South $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 33, Township 37 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 85384098 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Cook County Clerk's Office

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In Witness Whereof, the grantor(s) aforesaid has/have hereunder set his/her/their hand(s) and seal(s) this 11 day of March, 2021.

Nancy Benard (SEAL)
Nancy Benard

STATE OF ILLINOIS) SS.
COUNTY OF WILL)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Nancy Benard, 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 individually and jointly acknowledged that they signed 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 11 day of March, 2020.

Christopher V Unger
Notary Public

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH "E"
SECTION 4, REAL ESTATE TRANSFER TAX ACT
DATE: 3-11-21



Christopher V Unger
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

Christopher V. Unger
LORENZINI & ASSOCIATES
16106 S. Route 59, Unit 100
Plainfield, IL 60586

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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 **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 MARCH 11, 2021

Signature: *Nancy Benard*
Grantor or Agent

Subscribed and sworn to before me
By the said NANCY BENARD
This 11, day of MARCH, 2021
Notary Public *Christopher V Unger*

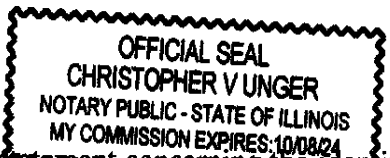


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date MARCH 11, 2021

Signature: *Nancy Benard*
Grantee or Agent

Subscribed and sworn to before me
By the said NANCY BENARD
This 11, day of MARCH, 2021
Notary Public *Christopher V Unger*



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)