

# UNOFFICIAL COPY

Doc#: 2122128389 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/09/2021 12:12 PM Pg: 1 of 4

Dec ID 20210701614153  
ST/CO Stamp 1-483-451-152 ST Tax \$1,100.00 CO Tax \$550.00

~~Proper Title, LLC~~  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

## WARRANTY DEED STATUTORY (ILLINOIS)

PT 21-72347 1 of 2

THE **GRANTORS**, Dave Simon and Sindy Simon, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, **CONVEY** and **WARRANT TO GRANTEE**, Sandra St. Laurent and Michael Groenendaal, Trustees of the Sandra St. Laurent Living Trust dated March 19, 2020, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 50 FEET OF THE NORTH 70 FEET OF THE SOUTH 120 FEET OF LOT 20 IN SOLOMON THATCHER'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 620 Forest Avenue, River Forest, IL 60305

PIN: 15-12-107-032-0000

**SUBJECT TO THE FOLLOWING:** covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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



VILLAGE OF RIVER FOREST  
Real Estate Transfer Tax

Date 7-29-21 Amount Paid \$1100.00

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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 re-subdivide 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, to pledge or otherwise to 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 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 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, her, or their predecessor in trust.

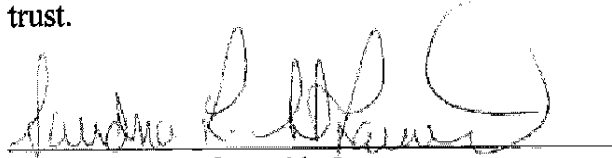
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

The interest of the beneficiaries hereunder, Michael Groenendaal and Sandra St. Laurent, husband and wife shall, be as Tenants by the Entirety.

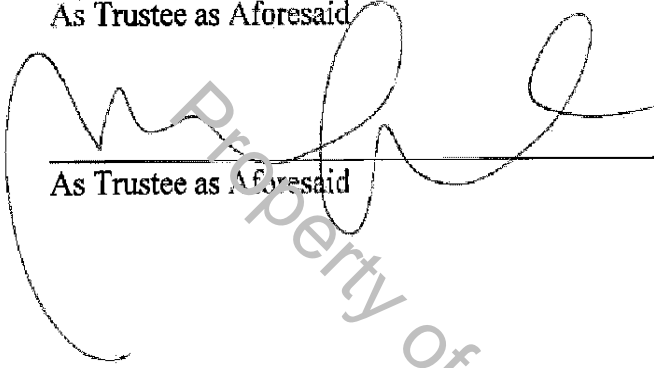
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## TRUSTEE ACCEPTANCE

The Grantee, Sandra St. Laurent and Michael Groenendaal, Trustees of the Sandra St. Laurent Living Trust dated March 19, 2020, hereby acknowledge and accept this conveyance into the said trust.



As Trustee as Aforesaid



As Trustee as Aforesaid

Property of Cook County Clerk's Office

