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Doc# 2124225263 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2021 03:12 PM Pg: 1 of 3

DEED
IN TRUST

GIT

410633886(1)

Dec ID 20210501642052
ST/CO Stamp 2-138-707-216 ST Tax \$509.00 CO Tax \$254.50

Mail to:

BORLA NORTH & ASSOCIATES, P.C.

6912 S MAIN STREET SUITE 200

DOWNERS GROVE, IL 60516

Grantee's address

Send Tax Bills To:

Mal Ja Ngui

13103-Eliza-Court

Lemont, Illinois 60439

This Space is for Recorder's Office use only

THIS INDENTURE WITNESSETH that THE GRANTOR, Willow Pointe, LLC, an Illinois limited liability company of the Village of Lemont, County of Cook, and State of Illinois, for and in consideration of ten and 00/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT unto, Mal Ja Ngui as Trustee of the Eliza Court Trust Dated May 17, 2021, the following real estate in County of Cook and State of Illinois to wit:

LOT 1

UNIT 2

THE EAST 50.00 FEET OF LOT 1, IN THE FINAL PLAT & P.U.D. OF WILLOW POINTE, BEING A SUBDIVISION IN PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2018 AS DOCUMENT NO. 1834516040 AND CERTIFICATE OF AMENDMENT RECORDED MAY 20, 2019 AS DOCUMENT NO. 1914006016, COOK COUNTY, ILLINOIS.

Permanent Index Number(s): **22-35-300-003-0000 (22-35-300-002-0000)**
Affects underlying land and property)

Property Address: **13103 Eliza Court, Unit 2, Lemont, Illinois 60439**

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Declarations of Trust set forth.

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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, 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 present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 196 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 the 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 Declarations of Trust; 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 Declarations of Trust 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 Declarations of Trust 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 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 grantor(s) hereby expressly waive(s) and release(s) 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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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Signatory this 26 day of May, 2021.

Willow Pointe, LLC
an Illinois limited liability company

By: Teton Development LLC
Its: Manager

By: Robert F. Williams
Robert Williams
Its: **Authorized Signatory**

STATE OF ILLINOIS

County of Cook

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Robert Williams**, personally known to me to be **Authorized Signatory** of **Teton Development LLC**, an Illinois limited liability company, and 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 as such **Authorized Signatory**, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26 day of May, 2021



Amber Seelheimer

MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

Caitlin E. Csuk
Rosanova & Whitaker, Ltd.
127 Aurora Avenue
Naperville, Illinois 60540

REAL ESTATE TRANSFER TAX		22-Jun-2021
COUNTY:		254.50
ILLINOIS:		509.00
TOTAL:		763.50
22-35-300-003-0000 20210501642052 2-138-707-216		