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TRUSTEE'S DEED IN TRUST

Doc#: 2133634269 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/02/2021 03:58 PM Pg: 1 of 4

Dec ID 20211201659113
ST/CO Stamp 0-050-913-936
City Stamp 2-097-734-288

THE GRANTORS, Mary S. Hoelzer and Bradley K. Hoelzer, Successor Co-Trustees under the Dennis K. Hoelzer Trust dated April 2, 2013, formerly known as the Dennis K. and Mary S. Hoelzer Trust dated April 2, 2013, of the City of Batavia, County of Kane, State of Illinois for and in consideration of \$10.00 in hand paid, conveys and warrants unto Mary S. Hoelzer and Bradley K. Hoelzer, Co-Trustees of the Dennis K. Hoelzer Family Trust dated January 30, 2018, 1S920 Tanglewood Drive, Batavia Illinois 60510, (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, all of their interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1: Unit Number 1950-2 in the 1950-52 N. Honore Condominium, as delineated on a survey of the following described tract of land: Lots 1 and 2 in the subdivision of Lots 4, 5, 8, 9 and 10 in Block 32 in Sheffield's addition in Sections 31 and 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0532534052; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: The exclusive right to the use of 1950-P2 and 1950-R2 limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0532534052, in Cook County, Illinois.

Permanent Real Estate Index Number: 14-31-402-052-1004
Address of Real Estate: 1950 N. Honore, Unit 2, Chicago, Illinois 60622

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 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 99 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 to 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

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for such other considerations as it would be lawful or 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 such 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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.

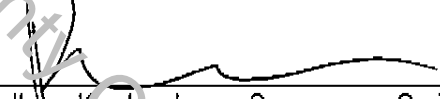
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder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

And the said Grantor(s) hereby expressly waive and release 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.

In Witness Whereof, the Grantors aforesaid has hereunto set their hands and seals this 1st day of December 2021.



Mary S. Hoelzer, Successor Co-Trustee under the
under the Dennis K. Hoelzer Trust dated April 2,
2013 as aforesaid



Bradley K. Hoelzer, Successor Co-Trustee
the Dennis K. Hoelzer Trust dated April 2, 2013
as aforesaid

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 subparagraph (e).



Agent

DATED: December 1, 2021

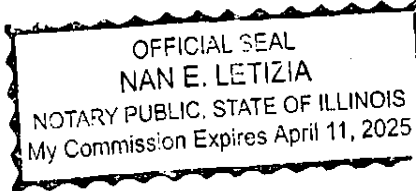
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State of Illinois)
County of DuPage) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mary S. Hoelzer and Bradley K. Hoelzer, Successor Co-Trustees under the Dennis K. Hoelzer Trust dated April 2, 2013, as aforesaid, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of December, 2021.

Nan E. Letizia
(Notary Public)



Notary is an employee of the law firm of Letizia & Letizia, Ltd.

**This instrument was prepared by
and should be returned to:**

David D. Letizia
Letizia & Letizia, Ltd
Two TransAm Plaza Drive, Suite 250
Oakbrook Terrace, Illinois 60181

Send Subsequent Tax Bills to Grantee:

Mary S. Hoelzer
1S920 Tanglewood Drive
Batavia, Illinois 60510

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

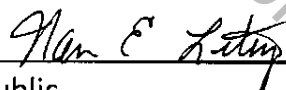
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

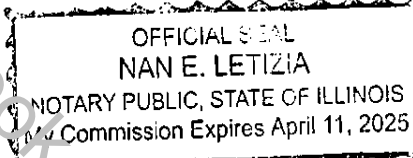
Dated:

Signature: 
Grantor

Subscribed and sworn to before me by the said


Grantor this 1st day of December, 2021.


Notary Public



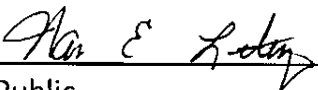
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

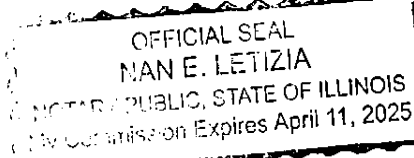
Dated:

Signature: 
Grantee

Subscribed and sworn to before me by the said

Grantee this 1st day of December, 2021.


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.)