

# UNOFFICIAL COPY

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DEED  
IN TRUST **GIT**

Doc#. 2201855385 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/18/2022 03:55 PM Pg: 1 of 3

Dec ID 20210901684996  
ST/CO Stamp 2-035-459-728 ST Tax \$594.00 CO Tax \$297.00

Mail to:

Margaret O'Sullivan PC,  
10723 W. 159th St.,  
Orland Pk, IL 60467

Send Tax Bills To:

Donald L. Averill  
1511 128<sup>th</sup> Street  
Lemont, Illinois 60439 ← grantee's address

THIS INDENTURE WITNESSETH, That THE GRANTOR, **Notting Hill, 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, **Donald Averill or his successors as Trustee under the Donald Averill Trust, dated February 21, 1996 or any amendments thereto,** the following real estate in County of Cook and State of Illinois to wit:

**LOT 34**

LOT 34 IN THE FINAL PLAT & P.U.D. OF NOTTING HILL DEVELOPMENT BEING A SUBDIVISION IN PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ AND PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼, ALL IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 8, 2021 AS DOCUMENT NO. 2106722041, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: Part of **22-32-201-016-0000**  
Affects underlying land and property

COMMONLY KNOWN AS: **1511 128<sup>th</sup> Street, ~~Unit 34~~, 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.

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

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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 reversions, 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 Manager this 30 day of September, 2021.

**Notting Hill, LLC**  
an Illinois limited liability company

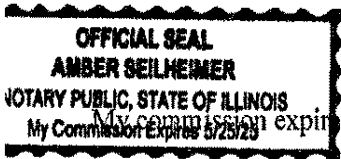
**By: Teton Development LLC,**  
an Illinois limited liability company  
**Its: Manager**

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

STATE OF ILLINOIS }  
                                  } SS  
County of Cook }

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 the **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 30 day of September, 2021



*Amber Seilheimer*

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

Name & Address of Preparer:

**Eric M. Prechtel**  
**Rosanova & Whitaker, Ltd.**  
**127 Aurora Avenue**  
**Naperville, Illinois 60540**

REAL ESTATE TRANSFER TAX		06-Jan-2022
	COUNTY:	297.00
	ILLINOIS:	594.00
	TOTAL:	891.00
22-32-201-016-0000		20210901684996   2-035-459-728