

UNOFFICIAL COPY

Doc#: 2306608217 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/07/2023 03:54 PM Pg: 1 of 4

TRUSTEE'S DEED (ILLINOIS)

Dec ID 20230201662648
ST/CO Stamp 0-673-283-920 ST Tax \$125.00 CO Tax \$62.50
City Stamp 1-551-073-104 City Tax: \$1,312.50

Above Space for Recorder's Use Only

This Agreement made this **27th** day of **February** between **LESTER E. ENGELBRECHT** and **JEAN ENGELBRECHT**, Trustees of the Engelbrecht Family Trust dated April 16, 2015, Grantors and **G-MEN CONSTRUCTION, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantee.

WITNESSES: The Grantor in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey a quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

THE WEST 47 FEET OF THE EAST 227.30 FEET OF LOT 25 IN J.S. HOVLAND'S RESUBDIVISION OF J.S. HOVLANDS 103RD STREET SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER AND THE NORTH EAST QUARTER OF THE NORTH WEST OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): **24-14-102-048-0000**

Address of real estate: **3722 W. 104th Street, Chicago, Illinois 60655**

UNOFFICIAL COPY

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 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 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, 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 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.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the grantor **LESTER E. ENGELBRECHT** and **JEAN ENGELBRECHT**, Trustees of the Engelbrecht Family Trust dated April 16, 2015, hereunto set hand and seal the day and year first above written.

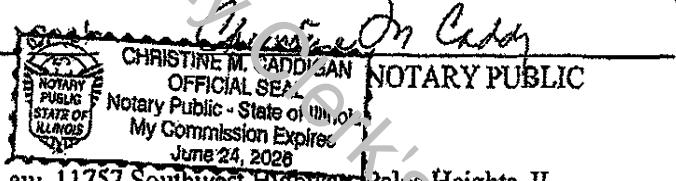
Lester E. Engelbrecht (SEAL)
LESTER E. ENGELBRECHT, Trustee of the
Engelbrecht Family Trust dated April 16, 2015

Jean Engelbrecht (SEAL)
JEAN ENGELBRECHT, Trustee of the
Engelbrecht Family Trust dated April 16, 2015

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said county, in the State of Illinois aforesaid, DO HEREBY CERTIFY **LESTER E. ENGELBRECHT** and **JEAN ENGELBRECHT**, Trustees of the Engelbrecht Family Trust dated April 16, 2015, personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument free voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of February, 2023

Commission expires 06/24



This instrument was prepared by:
Eileen Kerlin Walsh, Attorney at Law, 11757 Southwest Highway, Palms Heights, IL 60463

MAIL TO:
Eileen Kerlin Walsh
3722 W. 104th St
Chicago 60655

SEND SUBSEQUENT TAX
BILLS TO:
Eileen Kerlin Walsh
3722 W. 104th St
Chicago IL 60655

UNOFFICIAL COPY


 First American Title™	ALTA Commitment for Title Insurance
	<small>ISSUED BY</small> First American Title Insurance Company
<h2 style="margin: 0;">Exhibit A</h2>	

EXHIBIT A

The Land is described as follows

THE WEST 47 FEET OF THE EAST 227.30 FEET OF LOT 25 IN J.S. HOVLAND'S RESUBDIVISION OF J.S. HOVLANDS 103RD STREET SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER AND THE NORTH EAST QUARTER OF THE NORTH WEST OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Pin: 24-14-102-048-0000

Property Address: 3722 W 104th St Chicago, IL 60655

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

