

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 10/25/2023 02:49 PM Pg: 1 of 2

Dec ID 20230901623978  
ST/CO Stamp 1-459-573-712 ST Tax \$757.50 CO Tax \$378.75

**DEED IN TRUST**  
8123 94944 (112)

The GRANTOR(S), **BRANDON BECKER AND SUZANNE BECKER, AS HUSBAND AND WIFE**, of the County of COOK, State of Illinois, for and in consideration of ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto **DAVID M. NIENHUESER, AS TRUSTEE OF THE DAVID M. NIENHUESER REVOCABLE TRUST DATED SEPTEMBER 17, 2013 AND JESSICA H. NIENHUESER, AS TRUSTEE OF THE JESSICA H. NIENHUESER REVOCABLE TRUST, DATED SEPTEMBER 17, 2013**, the following described real estate situated in the County of COOK, in the State of Illinois, to wit:

That part of Block 11 in D.W. Miller's Arlington Heights Acre Addition, in the East 1/2 of the Northwest 1/4 of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at a point in the South line of said Block, 111 feet East of the Southwest corner thereof; thence North 182.7 feet parallel to the West line of said Block; thence East 63 feet parallel to the South line of said Block; thence South 182.7 feet parallel to the West line of said Block to the South line thereof; thence West of said South line 63 feet to the place of beginning, in Cook County, Illinois.

**PROPER TITLE, LLC**

P.I.N. 03-29-123-021-0000

Address of Property: 408 E. Euclid Ave, Arlington Heights, IL 60004

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 present or in 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 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 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 consideration 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,

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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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors 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 have hereunto set their hands and seals this 6th day of October, 2023.

[Signature] (SEAL)  
BRANDON BECKER

[Signature] (SEAL)  
SUZANNE BECKER

STATE OF ILLINOIS } ss.  
COUNTY OF }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **BRANDON BECKER AND SUZANNE BECKER**, 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 she signed, sealed and delivered the said instrument as her 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  and **OFFICIAL SEAL**, this 6th day of October, 2023.

My commission expires on November 12, 2025.  
[Signature]  
NOTARY PUBLIC

NAME and ADDRESS OF PREPARER:  
MICHAEL J. ANGELINA  
ANGELINA & HERRICK, P.C.  
1895 C ROHLWING ROAD  
ROLLING MEADOWS, Illinois 60008

MAIL TO AND TAX BILLS TO  
DAVID AND JESSICA NIENHEUSER  
408 E Euclid Ave  
ARLINGTON HEIGHTS, IL 60004