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This instrument prepared by:

Thomas Sammons
502 N. Plum Grove Road
Palatine, IL 60067

Doc#: 2410714049 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/16/2024 9:40 AM Pg: 1 of 4

Mail future tax bills to:

Diane Conrath as Trustee of the Johnson Conrath
Revocable Living Trust dated 1/21/2015
7031 W. Touhy, Unit 403
Niles, IL 60714

Dec ID 20240301666575
ST/Co Stamp 1-049-361-968 ST Tax \$355.00 CO Tax \$177.50

Mail this recorded instrument to:

Jack Murphy
6122 N Neva
Chicago, IL 60631

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, Milena P. Duric, a married woman, of the City of Park Ridge, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto Diane Conrath as Trustee of the Johnson Conrath Revocable Living Trust dated the 21st day of January, 2015, the following described real estate in the County of COOK and State of Illinois, to wit:

PARCEL 1:

UNIT 403 IN THE 7031 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 541.42 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 102.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 233.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 102.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 233.83 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185485 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACES P33 INDOOR STORAGE SPACES S33 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97185485.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18 1997 AS DOCUMENT 97185484.

Permanent Index Number(s): 10-31-100-010-1023

Property Address: 7031 W. Touhy, Unit 403, Niles, IL 60714

together with the tenements and appurtenances thereunto belonging. **** THIS IS NOT HOMESTEAD PROPERTY****

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 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

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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, to pledge or otherwise to 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, 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, her, 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.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 3rd day of APRIL, 2024.



 Milena P. Duric

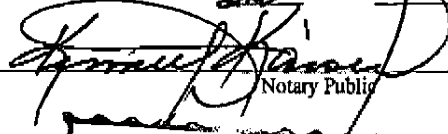
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STATE OF Illinois

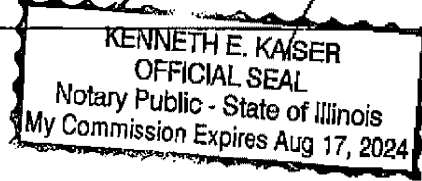
COUNTY OF COOK

) I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO
) SS HEREBY CERTIFY that Milena P. Duric, personally known to me to be the same
) person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before
 me this day in person and acknowledged that he/she/they signed, sealed, and delivered
 the said instruments as his/her/their free and voluntary act, for the uses and purposed
 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 3rd day of APRIL, 2024.


 Notary Public

My commission expires: _____



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VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
0410312024
7031 Touny #403
29714 \$1065

Property of Cook County Clerk's Office