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2414111017

Doc# 2414111017 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/20/2024 12:07 PM

PAGE: 1 OF 5

File: BT 2210024-00441

**This page has been
added to allow space for**

Recording Data

Warranty Deed

(Name of Document)

**Return To: Burnet Title
Post-Closing Department
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181**

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221002400441 11

WARRANTY DEED

~~After Recording Mail To:~~

Mark G. Frei and Brenda Frei
2360 Sterling Creek Pkwy
Oviedo, FL 32766

Send Subsequent Tax Bills To: /Grantee's Address

Brenda Wood Frei Living Trust
c/o Brenda Wood Frei and Mark G. Frei
2360 Sterling Creek Pkwy
Oviedo, FL 32766

THE GRANTOR, VL DEVELOPMENT LLC, , of the CITY of ARLINGTON HEIGHTS, County of COOK, State of ILLINOIS, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to:

BRENDA WOOD FREI AND MARK G. FREI, AS TRUSTEES OF THE BRENDA WOOD FREI LIVING TRUST DATED NOVEMBER 8, 2018

of the city of Oviedo, County of Seminole, State of ~~Illinois~~ Florida, the following described Real Estate situated in the County of COOK in the State of Illinois:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD**, said premises ~~not in Tenancy in Common, but as TENANTS BY THE ENTIRETY~~, forever.

Permanent Index Number(s): 03-17-105-009-0000
Address of the Real Estate: 2306 North Pine Avenue, Arlington Heights, IL 60004

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate taxes for 2024 and subsequent years.

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RIDER

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 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 term 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 obligated 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 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 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.

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LEGAL DESCRIPTION

of premises commonly known as 2306 North Pine Avenue, Arlington Heights, IL 60004

LOT 13 IN HARRY J. ECKHARDT'S PINEGATE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1438 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
Permanent Index Number(s): 03-17-105-009-0000

Property of Cook County Clerk's Office