



# BRENTWOOD LAW GROUP, PLLC

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STEPHEN BROWER • 480-428-8015 • sbrower@brentwoodlg.com  
1222 E. Baseline Road • Tempe, AZ 85283 • Fax: 602-865-1315

April 3, 2024

## SENT VIA CERTIFIED MAIL AND EMAIL

Gregory Leonhardt  
5670 W. 118th Avenue  
Westminster, CO 80020-5975  
gregleonhardt@gmail.com

### **Re: Distribution of Ms. Leonhardt's Trust Funds**

Dear Mr. Leonhardt:

This letter is in regards to the distributions of funds from the Alice L. Leonhardt Revocable Trust dated February 26, 2017 ("Trust"). Enclosed with this letter is a check for \$9,630.69, which is the total you are entitled to under the Trust.

The Trust stated in Section 6.F how the Trust Estate would be distributed. Section 6.F specifically addressed what would happen to the proceeds of the property located at 7N216 Parkside Avenue, Itasca, Illinois 60143 (the "Illinois Property"). Section 6.F. states, in relevant part:

- (1) The Trustee shall distribute, free of trust, such items of my tangible personal property as may then be included in the Trust Estate in accordance with any written instructions left by me and the remainder of such personal property, or all of it if no such instructions are left, to the residue of my estate.
- (2) The Trustee shall distribute, free of trust, that certain real property located in the County of Dupage, State of Illinois, and more particularly known as 7 N. 216 Parkside Avenue, Itasca, IL 60143, to the following living children of my deceased spouse HERMAN L. LEONHARDT, to-wit: THOMAS LEONHARDT, GREGORY LEONHARDT, SCOTT LEONHARDT, RUTH LEONHARDT, and JOYCE ANDERSON, in equal shares, subject to all encumbrances and/or liens of record. If any such beneficiary predeceases me, then the share of the deceased beneficiary shall be distributed among the remaining living beneficiaries.
- (3) In the event such real property has been sold, then any identifiable proceeds from the sale thereof that remain at my death, shall be distributed to the beneficiaries designated in the paragraph above in the same manner as set forth therein.

- (4) The Trustee shall distribute the remainder of the Trust Estate in equal shares among my living children, to-wit: RICHARD WODRICH, DAVID WODRICH, MARGARET JANE WALTERS and WILLIAM WODRICH. If any such child predeceases me, then the share of the deceased child shall be distributed among the surviving living children.

The sale of the Illinois Property in 2017 netted proceeds of \$211,670. Ms. Leonhardt deposited those funds into a separate Chase bank account ("Chase Account"). The Trust provided that Ms. Leonhardt, at her discretion, could use those funds to pay for living expenses. By March 25, 2021, the Illinois Property funds decreased in the Chase Account from \$211,670 to \$38,522.73 due to Ms. Leonhardt paying her living expenses. This \$38,522.73 are the "identifiable proceeds" remaining.

The remaining living beneficiaries in Section 6.F(2) are: Mr. Gregory Leonhardt, Mr. Scott Leonhardt, Ms. Ruth Leonhardt, and Ms. Joyce Anderson. The \$38,522.73, split four ways, equals \$9,630.69 per beneficiary.

If you have any questions, you can contact me at [sbrower@brentwoodlg.com](mailto:sbrower@brentwoodlg.com). Please copy [lzeebuyth@brentwoodlg.com](mailto:lzeebuyth@brentwoodlg.com).

Sincerely,

*/s/ Stephen Brower*

Stephen Brower