



BRENTWOOD LAW GROUP, PLLC

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

March 22, 2024

SENT VIA CERTIFIED MAIL AND EMAIL

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

Re: Accounting of Ms. Leonhardt's Trust Funds as it relates to the Illinois Property

Dear Mr. Leonhardt:

This letter is in regards to your request on March 4, 2024 regarding information on the Alice L. Leonhardt Revocable Trust dated February 26, 2017 ("Trust"). Enclosed with this letter is a copy of the relevant portion of the Trust and bank statements from October 2017 until April 2021.

The sale of the "Illinois Property" – located at 7N216 Parkside Avenue, Itasca, Illinois – 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. Looking at the bank statements, you will notice regular withdrawals used to assist Ms. Leonhardt in paying her 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. On March 25, 2021, Ms. Leonhardt deposited netted proceeds from the sale of an Arizona property. She later provided additional funds to the account from an investment account unrelated to real estate. These funds were unrelated to the sale of the Illinois Property.

If you have any questions, you can contact me at sbrower@brentwoodlg.com. Please copy lzeebuyth@brentwoodlg.com.

Sincerely,

/s/ Stephen Brower

Stephen Brower