



## DEED IN TRUST

Doc#: 0720848031 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/27/2007 11:33 AM Pg: 1 of 4

THE GRANTORS, DAVID D. O'SHEA and KRISTINE M. KLIMEK-O'SHEA, husband and wife, of Norridge, Illinois, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration, Convey and Warrant to DAVID BRIAN O'SHEA and KRISTINE M. KLIMEK-O'SHEA, as Co-Trustees under a certain trust agreement date June 8, 2007 and known as the O'SHEA KLIMEK TRUST and designated as trust no. 3024, whose address is 8001 West Courtland Avenue, Norridge, Illinois, (hereinafter referred to as "trustee"), the following described Real Estate situated in the City of Norridge, County of Cook, and State of Illinois, to wit:

Lot 5 in Block 6 in Thatcher Heights, a subdivision of the South Half of the North East Quarter of Section 14, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN NO: 12-14-214-004-0000  
Address: 8001 West Courtland Avenue, Norridge, Illinois

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 praesenti or in 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 anytime 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 anytime 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 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 and 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.

# UNOFFICIAL COPY

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 Grantor aforesaid has hereunto set her hand and seal this 8<sup>th</sup> day of JUNE, 2007.

David D. O'Shea  
DAVID D. O'SHEA

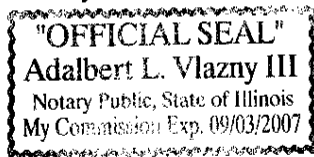
Kristine M. Klimek-O'Shea  
KRISTINE M. KLIMEK-O'SHEA

State of Illinois

County of Du Page

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID D. O'SHEA and KRISTINE M. KLIMEK-O'SHEA, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 hand and official seal, this 8<sup>th</sup> day of June, 2007.



Adalbert L. Vlazny III  
Notary Public

MAIL TO:  
David B. O'Shea  
8001 West Courtland Avenue  
Norridge, Illinois 60706

SEND SUBSEQUENT TAX BILLS TO:  
David B. O'Shea  
8001 West Courtland Avenue  
Norridge, Illinois 60706

THIS INSTRUMENT WAS PREPARED BY:

Adalbert L. Vlazny III  
Attorney at Law  
608 S. Washington Street, Suite 219  
Naperville, Illinois 60540

*This transaction is exempt under the provisions of paragraph 4(e) of Illinois Transfer Act.*

Dated: JUNE 8, 2007

Kristine M. Klimek-O'Shea  
Seller, Buyer, Agent

# UNOFFICIAL COPY

DATE 07/20/07 TS Certificate Number 2007TS-3438

Village of Norridge  
BUILDING DEPARTMENT  
4000 NORTH OLCOTT AVENUE  
NORRIDGE, IL 60706  
(708) 453-0800

**PRESIDENT**  
Earl J. Field

**BUILDING COMMISSIONER**  
Brian M. Gaseor

## REAL ESTATE INSPECTION CERTIFICATE

A REAL ESTATE INSPECTION CERTIFICATE is hereby issued for the conforming use of the building located in the Village of Norridge, Illinois at:

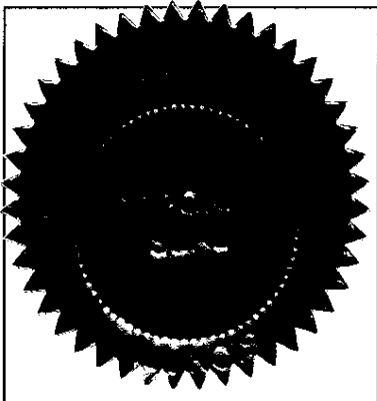
8001 COURTLAND AV

which the building is now being used or will be used as a SINGLE FAMILY RESIDENCE and is located in the R-1 Zoning District of the Village of Norridge.

This certificate does not authorize any particular use of real estate or of any building. Permitted uses are controlled by the Norridge Zoning Ordinance as may be amended from time to time and by any variations or special uses which might be authorized by the Village. Limitations are also contained in Norridge's Building Code or other Village Ordinances as they may be amended from time to time. If you have any questions about the legality of the use for which you propose to use the building or real estate, contact the Norridge Zoning Administrator at (708) 453-0800.

**IMPORTANT NOTE:**

A new certificate is required for each transfer of property. Any use or change in use of the real estate must be within the uses permitted under the Norridge Zoning Code, the Norridge Building Code and other pertinent ordinances.



Village of Norridge  
*[Signature]*  
Building Commissioner  
BT

# UNOFFICIAL COPY

COUNTY OF COOK )  
 ) SS.  
STATE OF ILLINOIS )

## STATEMENT OF GRANTOR AND GRANTEE

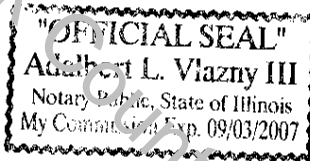
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment or beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold tile to real estate in Illinois, a partnership authorized to do business or acquire and hold tile to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of Illinois.

Dated: JUNE 8, 2007

Signature: Kristine M. Klimel-O'Shea  
Grantor or agent

Subscribed and sworn to before me by the said Kristine M. Klimel-O'Shea this 8th day of June, 2007.

[Signature]  
Notary Public



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment or beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold tile to real estate in Illinois, a partnership authorized to do business or acquire and hold tile to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of Illinois.

Dated: JUNE 8, 2007

Signature: Kristine M. Klimel-O'Shea  
Grantor or agent

Subscribed and sworn to before me by the said Kristine M. Klimel-O'Shea this 8th day of June, 2007.

[Signature]  
Notary Public

