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Deed in Trust

Individual in Trust

Doc#: 1104944001 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/18/2011 09:40 AM Pg: 1 of 3

Send subsequent tax bills to:
Nada Kavalin
5652 S. Madison Avenue
Countryside, IL 60525

Mail to:
Paul A. Smolinski, Ltd.
6446 W. 127th Street - Suite 201
Palos Heights, Illinois 60463

THIS INDENTURE, WITNESSETH, That the grantor, **Nada Kavalin (the widow of Trajan Kavalin), who resides at 5652 S. Madison Avenue, Countryside, Illinois**, of the County of Cook, State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars, in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, convey and quitclaim unto:

**The Nada Kavalin Declaration of Trust No. 121310
dated December 13, 2010**

Address: 5652 S. Madison Avenue, Countryside, Illinois 60525

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 11 in Block 3 in LaGrange Terrace, being a Subdivision in the West Half of Section 16, Township 38 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded August 30, 1946 as Document No. 13882141 in Cook County, Illinois.



TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys, and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, 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 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 real estate and any part thereof; and to deal with said real estate 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 real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, or successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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, or successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the registrar of said county) 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

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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 all amendment thereof, if any, and binding upon all beneficiaries thereunder; (c) that said trustee, or successor in trust, 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 under said Trust Agreement 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, the intention being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

Common Address: 5652 S. Madison Avenue, Countryside, Illinois 60525

Parcel Number: 18-16-101-023-0000

Exempt under provisions of Paragraph E, Section 4,
Real estate transfer Act

1-28-11 Nada Kavalin

And the grantor(s) hereby expressly waive and release any and all right and 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 thereof, the grantor(s) aforesaid has/have hereto signed and sealed this deed on **January 28, 2011**.

Nada Kavalin
Nada Kavalin

State of Illinois

County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Nada Kavalin**, 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 she/he/they signed, sealed and delivered the said instrument as her/his/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on **January 28, 2011**.

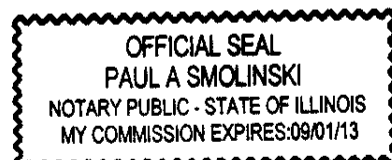
My term expires 9/1 2013.

Paul A Smolinski

Notary Public

This document was prepared by:

Paul A. Smolinski, 6446 West 127th Street - Suite 201, Palos Heights, Illinois 60463



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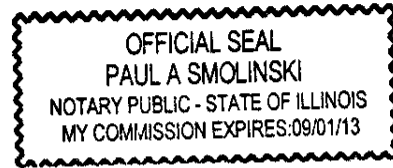
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of 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 title to real estate in Illinois, a partnership authorized to do business or acquire and hold title 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 the State of Illinois.

DATED: 1/28, 2011 SIGNATURE: *NADA KAVALEN*
(GRANTOR OR AGENT)

Subscribed and sworn to before me
by the said NADA KAVALEN
this 28th day of JAN, 2011.

Notary Public *Paul A Smolinski*



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of 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 title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 1/28, 2011 SIGNATURE: *NADA KAVALEN*
(GRANTEE OR AGENT)

Subscribed and sworn to before me
by the said NADA KAVALEN
this 28th day of JAN, 2011.

Notary Public *Paul A Smolinski*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)