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Doc#: 1232454001 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/19/2012 10:28 AM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)  
Helena Novakovich, a widow &  
not since remarried &  
Elizabeth Novakovich Tinor,  
a married woman  
1005 DesPlaines Ave, #307  
Forest Park, IL 60130

(The Above Space For Recorder's Use Only)

Village of Forest Park County of Cook, and State of Illinois, in consideration of the sum of Ten and no/100's Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Martin J. Drechen as Trustee, under the terms and provisions of a certain Trust Agreement dated the 13th day of November 2012, and designated as Trust No. 111312-1, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 15-13-300-022-1023

Address(es) of Real Estate: 1005 DesPlaines Ave., Unit 307, Forest Park, IL. 60130

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof. (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal, or the death of the Trustee herein named, to act, or upon his removal from the State of Illinois, Peter W. Schmidt (708) 442-5200

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor S hereby waive        and release        any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 13th day of Nov. 2012 XX

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Helena Novakovich (SEAL)

Helena Novakovich

Elizabeth Novakovich Tinor (SEAL)

Elizabeth Novakovich Tinor

(SEAL)

(SEAL)

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 Helena Novakovich and Elizabeth Novakovich Tinor



IMPRESS SEAL HERE

personally known to me to be the same person S whose name S 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 13th day of November 2012 XX

Commission expires 1-5-2013 XXXXX

Edmond L. Keidel  
NOTARY PUBLIC

This instrument was prepared by Martin J. Drechen, 2528 S. Austin Blvd., Cicero, Illinois 60804  
(NAME AND ADDRESS)

Legal Description

Unit A-307 together with its undivided percentage interest in the common elements in Park Terrace Condominium as delineated and defined in the Declaration recorded as Document Number 25307015, as amended from time to time, in the Southwest 1/4 of Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

"Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act."

11-13-12 Helena Novakovich  
Date Buyer, Seller, or Representative

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO

Mrs. Helena Novakovich

Mrs. Helena Novakovich

1005 DesPlaines Ave., #307

1005 DesPlaines Ave., #307

Forest Park, Il. 60130

Forest Park, Il. 60130

(City, State and Zip)

(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATEMENT BY GRANTOR AND GRANTEE  
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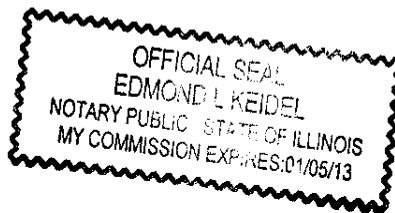
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 11-13-2012

Signature Helena Novakovich  
Grantor or Agent

Subscribed and sworn to before me  
by the said Helena Novakovich  
this 13th day of November, 2012

Edmond L. Keidel  
Notary Public



The grantee or his agent affirms and verified 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 11-13-2012

Signature Martin J. Drechen, Trustee  
Grantee or Agent

Subscribed and sworn to before me  
by the said Martin J. Drechen, Trustee  
this 13th day of November, 2012

Edmond L. Keidel  
Notary Public



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 except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]