

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR: Harry J. Opila, divorced and not since remarried, 5647 N. Harlem Avenue, Chicago, IL 60631, in consideration of the sum of **Ten Dollars (\$10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged,



Doc#: 1331045061 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/06/2013 03:18 PM Pg: 1 of 4

hereby conveys and quit claims to Harry J. Opila and Sharon Opila, as **Co-Trustees, 5647 N. Harlem Avenue, Chicago, IL 60631**, under the terms and provisions of a certain **Trust Agreement dated June 23, 1994**, and designated as **The Harry J. Opila Trust**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

### LEGAL DESCRIPTION:

Lots 4, 5, 6, 7 and the North 7 feet of Lot 8 in Block 60 in S.E. Cross' Second Addition to Grossdale, being a Subdivision of the West ½ of the West ½ of the North ½ of the Northwest ¼ of Section 34, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

**PERMANENT INDEX NUMBER (PIN):** 15-34-107-004, 15-34-107-015, 15-34-107-016, 15-34-107-066

**ADDRESS(ES) OF REAL ESTATE:** 3104 Grand Blvd., Brookfield, IL 60513

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, streets, 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

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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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his/her removal from the County, \_\_\_\_\_ 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 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 hereby waives and releases 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 6 day of August, 2013.

Please Print  
or type  
names(s)  
below  
Signature

Harry J. Opila  
Harry J. Opila

(SEAL)  
(SEAL)

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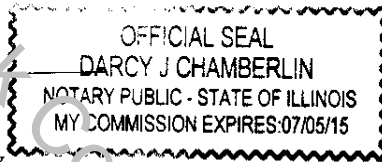
State of Illinois )  
 ) ss.  
 County of Du Page )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Harry J. Opila, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 6 day of August, 2013  
 Commission expires 7-5-15, 2015

  
 NOTARY PUBLIC



**THIS INSTRUMENT WAS PREPARED BY:**

Chamberlin Law Group  
 1200 Harger Road  
 Suite 209  
 Oak Brook, IL 60523-1816

This transaction is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. e and Cook County Ord. 93-0-27 par. e.

Date: 8-6-13

Agent: 

**MAIL TO:**

Chamberlin Law Group  
 1200 Harger Road, Suite 209  
 Oak Brook, Illinois 60523-1816

**SEND SUBSEQUENT TAX BILLS TO:**

Harry J. Opila  
 5647 N. Harlem Avenue  
 Chicago, IL 60631

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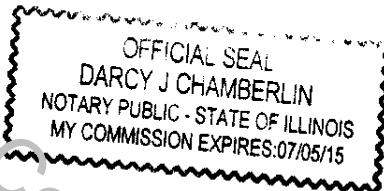
## STATEMENT BY GRANTOR AND GRANTEE

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 August 6, 2013

Signature: Harvey J Opale  
Grantor or Agent

Subscribed and sworn to before me  
By the said Harvey J Opale  
This 6 day of August, 2013  
Notary Public [Signature]

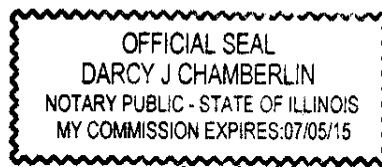


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date August 6, 2013

Signature: Harvey J Opale  
Grantee or Agent

Subscribed and sworn to before me  
By the said Harvey J Opale  
This 6 day of August, 2013  
Notary Public [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)