

# UNOFFICIAL COPY



Doc#: 1428948001 Fee: \$42.00  
RHSP Fee: \$9.00 RPHF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/16/2014 09:06 AM Pg: 1 of 3

DEED IN TRUST

THE GRANTORS,

OLGA NICHOLAS,  
Divorced & not since remarried

of Brookfield, County of Cook, and State of Illinois, in consideration of the sum of Ten & 00/100 (\$10.00) Dollars, and other good and valuable consideration, hereby convey and quit claims to OLGA NICHOLAS, as Trustee (s) under the terms and provisions of a Trust Agreement dated September 4, 2014 and designated as THE OLGA NICHOLAS LIVING TRUST DATED SEPTEMBER 4, 2014 and to any and all successors as Trustee(s) 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: 15-31-424-035-0000  
Address of Real Estate: 9110 BROOKFIELD AVE. 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 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 part 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 completed 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 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 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 removal from the County \_\_\_\_\_ is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee's 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

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estate now is or hereafter shall be registered, the Register 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 Grantors 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 4<sup>th</sup> day of September 2014

\_\_\_\_\_  
*[Signature]*  
OLGA NICHOLAS

State of Illinois, County of Cook, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that OLGA NICHOLAS personally known to me be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 4<sup>th</sup> day of September 2014



Commission expires: \_\_\_\_\_  
*[Signature]*  
Notary Public

This instrument was prepared by Richard A. Kocurek, Attorney, 3306 South Grove Avenue, Berwyn, Illinois 60402.

### LEGAL DESCRIPTION

LOT 14, TOGETHER WITH LOT 15 (EXCEPT THE WEST 20.00 FEET THEREOF) IN BLOCK 25 IN GROSSDALE, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1889 AS DOCUMENT NUMBER 1119370, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Act

9-4-14 \_\_\_\_\_  
Date Representative

MAIL TO:  
OLGA NICHOLAS  
9110 BROOKFIELD AVE.  
BROOKFIELD, IL 60513

SEND SUBSEQUENT TAX BILLS TO:  
OLGA NICHOLAS  
9110 BROOKFIELD AVE.  
BROOKFIELD, IL 60513

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## STATEMENT BY GRANTOR AND GRANTEE

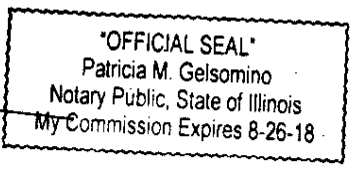
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date 9-4-14

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 4 day of April 2014  
Notary Public [Handwritten Signature]



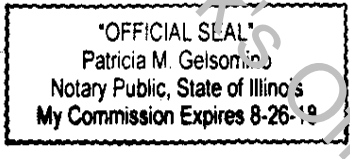
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership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

Date 9-4-14

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 4 day of April 2014  
Notary Public [Handwritten 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.

(Attached 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.)

(f; Vendre\Forms\grantee.wpd)  
January, 1998