

# UNOFFICIAL COPY

## Trustee's Deed

THIS INDENTURE made this 19 day of January, 2015, between **STANLEY OPALKA, not individually but as trustee ("Trustee") of the Stanley L. Opalka Trust dated July 28, 2003**, as Grantor, and **OPALKA REALTY, LLC**, a Limited Liability Company organized under the laws of the State of Illinois, having its principal office at the following address: 20 North Clark Street, Suite 1450, Chicago, IL 60602, as Grantee,



Doc#: 1502919080 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/29/2015 12:45 PM Pg: 1 of 3

(The above space for Recorder's use only)

WITNESSETH, the Grantor, in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, in fee simple forever, the following described real estate, situated in Cook County, Illinois, to-wit:

THE NORTH 1/2 OF LOT 8 AND ALL OF LOTS 9 AND 10 IN BLOCK 6 IN WARNEKE'S ADDITION TO OAK FOREST, BEING A RESUBDIVISION OF BLOCKS 4, 5, AND 6 IN LESSEY AND BORRUFF'S SUBDIVISION OF THE NORTH 18 ACRES WEST OF RAILROAD OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME HEREOF; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY.

Permanent Property Index No.: 28-15-111-036

Address: 15302 South Knox, Oak Forest, IL 60452

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH 6, SECTION 45  
REAL ESTATE TRANSFER TAX ACT

Heinzel 1/19/15  
Buyer, Seller, Representative

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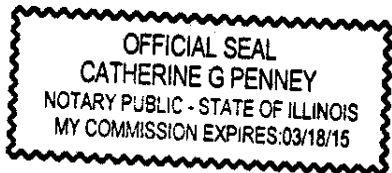
The Grantor executes this deed as such trustee and not individually, and is not to be held liable in her individual capacity in any way by reason of this deed. Any recourse under and by virtue of this deed shall be against the trust only.

Stanley Opalka, Trustee  
**STANLEY OPALKA, not individually but as trustee ("Trustee") of the Stanley L. Opalka Trust dated July 28, 2003**

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, Catherine G Penney, a notary public in and for said County, in the state aforesaid, do hereby certify that **STANLEY OPALKA, not individually but as trustee ("Trustee") of the Stanley L. Opalka Trust dated July 28, 2003**, 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 and delivered the said instrument as his own free and voluntary act as trustee aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19 day of January, 2015.



Catherine G Penney  
Notary Public

This instrument was prepared by Timothy G. Carroll, Harrison Hela Carroll & Wall, LLP, 333 West Wacker Drive, Suite 1700, Chicago, IL 60606-1247.

Mail to:

Timothy G. Carroll  
333 W Wacker Drive  
Suite 1700  
Chicago, Illinois 60606-1247

Mail subsequent tax bills to:

Opalka Realty, LLC  
20 North Clark Street  
Suite 1450  
Chicago, IL 60602

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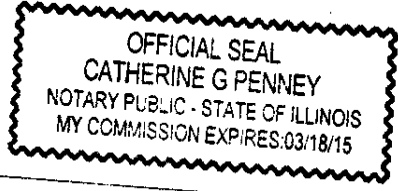
## STATEMENT BY GRANTOR AND GRANTEE

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: 1/19, 2015

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 19 day of January 2015  
[Signature]  
Notary Public

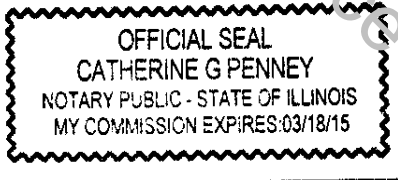


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 1/19, 2015

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this 19 day of January 2015  
[Signature]  
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 exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]