

# UNOFFICIAL COPY

**Grantee's Address and  
Mail Subsequent Tax Bills To:**  
Kathleen A. Brown, as Trustee  
Nanette R. Wrobel, as Trustee  
901 Forest Avenue  
Oak Park, IL 60302



Doc# 2002922045 Fee \$88.00

**After Recording Mail To:**  
Waltz, Palmer & Dawson LLC  
3701 Algonquin Road, Ste. 300  
Rolling Meadows, IL 60008

RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 01/29/2020 11:15 AM PG: 1 OF 5

## DEED IN TRUST

**This Deed in Trust** is executed this 15th day of January, 2020, by the Grantors, Nanette R. Wrobel, an unmarried woman, and Kathleen A. Brown, an unmarried woman, of the County of Cook, and State of Illinois, for and in consideration of ten dollars (\$10.00), and other good and valuable considerations in hand paid, Convey(s) and Quit Claim(s) unto the Grantee, an undivided one-half interest to Nanette R. Wrobel, as Trustee of the Nanette R. Wrobel Trust dated October 31, 2013, of Cook County, Illinois and an undivided one-half interest to Kathleen A. Brown, as Trustee of the Kathleen A. Brown Trust dated October 31, 2013, of Cook County, Illinois, the following described real estate in the City of Oak Park, County of Cook and State of Illinois, to wit:

LOT 87 IN S. T. GUNDERSON AND SON'S GREENFIELD ADDITION TO OAK PARK BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1926 AS DOCUMENT 9150936 IN COOK COUNTY, ILLINOIS.

Address of Property: 901 Forest Avenue, Oak Park, IL 60302  
PIN: 16-06-122-026-0000

Grantors hereby expressly waive and release any and all right or 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.

"Exempt under provisions of ¶ "e", section 31-45, property tax code, (35 ILCS 200/31-45)."

Dated: Jan. 15, 2020

Signed: [Signature]

EXEMPTION APPROVED

[Signature]  
Steven E. Drazner, CFO  
Village of Oak Park

REAL ESTATE TRANSFER TAX		29-Jan-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-06-122-026-0000 | 20200101694794 | 1-349-471-072

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The Trustee or Trustees hereby accept and declare that they have and hold said real estate and appurtenances thereto upon the trusts set forth in the trust agreement for the following uses and subject to the following limitations:

1. **Beneficial Interest:** The interests of any beneficiary under the trust to the property shall consist solely of those powers granted to the beneficiary under the terms of the trust and state law, and such rights in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such. In case of the death of any beneficiary hereunder, during the existence of his or her trust, his or her right and interest hereunder shall, except as otherwise specifically provided, pass to the beneficiaries of his or her trust, and not to his or her heirs at law, and his or her successor trustee, executor or administrator (as appropriate) shall have all rights and authority to transfer such right and interest, and that no beneficiary now has, nor shall ever have, any right, title or interest in or to any right, title or interest in any portion of said real estate as such, either legal or equitable, except as provided herein, but only shall have an interest in the earnings, avails and proceeds as aforesaid.
2. **Trustee Powers:** The Trustee may (a) manage, improve, divide or subdivide the trust property or any part thereof, (b) see on any terms, grant an option to purchase, contract to sell, convey with or without consideration, grant to a successor or successors in trusts any or all of the title and estate of the trust and any powers vested in the trustee; (c) mortgage, encumber or otherwise transfer the trust property or any interest therein, as security for advances or loans; (d) dedicate parks, streets, highways or alleys, and vacate any portion of the premises; or (e) lease and enter into leases for the whole or part of the premises from time to time, and renew or extend or modify any existing lease.
3. **Third Party Dealings:** 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 the application of the purchase money, loan proceeds, rental income, or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to inquire 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 agreements described above were in full force and effect; that said instruments 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 agreements; and if said instruments are executed by a successor or successors in trust, that he or she or they were duly appointed and are fully invested with the title, estate rights and powers and duties of the preceding trustee.
4. **Recording:** The trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere. 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 laws of the State of Illinois in such case made and provided.

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**Signatures:**

Signed and agreed on this 15th day of January, 2020, by the following persons:

Kathleen A. Brown  
Kathleen A. Brown, Grantor

Nanette R. Wrobel  
Nanette R. Wrobel, Grantor

I, Kathleen A. Brown, as Trustee of the Kathleen A. Brown Trust dated October 31, 2013, and I, Nanette R. Wrobel, as Trustee of the Nanette R. Wrobel Trust dated October 31, 2013, hereby accept the conveyance of the property described in this instrument to said Trust.

Kathleen A. Brown  
Kathleen A. Brown, as Trustee of the  
Kathleen A. Brown Trust dated October 31, 2013, Grantee

Nanette R. Wrobel  
Nanette R. Wrobel, as Trustee of the  
Nanette R. Wrobel Trust dated October 31, 2013, Grantee

**Witnesses:**

We, the undersigned, hereby certify that the above instrument, including the witness signatures, was signed in our sight and presence by the above persons as Grantors and Grantees. At the request of, and in the sight and presence of the above persons, and in the sight and presence of each other, we do hereby subscribe our names as witnesses on the date shown above.

Witness Signature: Dawn M. Beaver  
Name: Dawn M. Beaver  
City: Rolling Meadows State: Illinois

Witness Signature: MJ Palmer  
Name: MJ Palmer  
City: Rolling Meadows State: Illinois

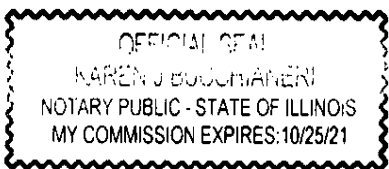
EXEMPTION APPROVED  
Steven E. Draeger  
Steven E. Draeger, CFO  
Village of Oak Park

STATE OF ILLINOIS  
COUNTY OF COOK

Grantors and Grantees appeared before me, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the instrument and acknowledged to me that they executed the instrument in their authorized capacity as Grantors and Grantees, and that by their signatures on the instrument, they executed the instrument. Witness my hand and official seal this 15th day of January, 2020.

Karen J. Buschianeri  
Notary Public

This instrument was prepared by:



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Waltz, Palmer & Dawson, LLC, 3701 Algonquin Road, Suite 300, Rolling Meadows, IL 60008  
without examination of title based on information provided by Grantors.

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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## Statement by Grantor and Grantee

### GRANTOR(S):

The Grantor(s), or his and her agent, affirms that, to the best of their knowledge, the name of Grantor(s) 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, 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 this 15th day of January, 2020

Kathleen A. Brown  
Kathleen A. Brown

Nanette R. Wrobel  
Nanette R. Wrobel

Subscribed and sworn to before me by the grantors this 15th day of January, 2020

Affix seal here:



Karen J. Bucchianeri  
Notary Public

### GRANTEE(S):

The Grantee(s), or his or her agent, affirms that, to the best of their knowledge, the name of Grantee(s) 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, 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 this 15th day of January, 2020

Kathleen A. Brown  
Kathleen A. Brown, as trustee of the  
Kathleen A. Brown Trust dated October 31, 2013

Nanette R. Wrobel  
Nanette R. Wrobel, as trustee of the  
Kathleen R. Wrobel Trust dated October 31, 2013

EXEMPTION APPLIED

Steven E. Drazner  
Steven E. Drazner, CFP®  
Village of Oak Brook

Subscribed and sworn to before me by the grantees this 15th day of January, 2020

Affix seal here:



Karen J. Bucchianeri  
Notary Public