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Doc# 2136228025 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2021 09:31 AM Pg: 1 of 3

DEED IN TRUST

THE GRANTOR(S) Bettina M.
Gembala, widowed and not since
remarried of the

Dec ID 20211101640900
ST/CO Stamp 1-531-419-280

Village of La Grange,
County of Cook, and State
of Illinois

in consideration of the sum of ten dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Bettina M. Gembala, also known as Bettina R. Gembala, as Trustee, under the terms and provisions of the Revocable Trust of Bettina M. Gembala* and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

*dated September 23, 2021

Parcel 1:

LOT 1 IN RAY ROTOLO RESUBDIVISION OF LOT 3 AND VACATED PORTION OF 50TH STREET LYING EAST OF WEST LINE OF LOT 3 IN OWNER'S DIVISION OF LOT 8 IN JAMES F. STEPINA'S SUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE NORTH 83.125 FEET OF THE EAST 12.15 FEET OF LOT 2 IN OWNERS DIVISION OF LOT 8 IN JAMES F. STEPINA'S SUBDIVISION IN WEST ½ OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

I hereby declare that this deed represents a transfer exempt under the provisions of Paragraph 4e of the Real Estate Transfer Tax Act.

Permanent Index Number (PIN): 18-08-205-074-0000 AND 18-08-205-087-0000

Address(es) of Real Estate: 726 Mason Dr., LaGrange, IL 60525

9/23/21

Date

Bettina Gembala

Grantor or Agent Signature

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 herein, 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 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.

C.T.L./CY

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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 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 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.

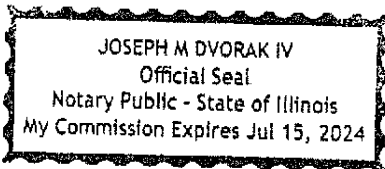
All of the covenants, conditions, powers, rights, and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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 hereof, 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 23 day of September, 2021

Bettina M. Gembala (SEAL)



State of Illinois, County of Cook ss. I, Joseph M. Dvorak IV, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bettina M. Gembala, also known as Bettina R. Gembala, personally known to me to be the same person whose name 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.

Given under my hand and official seal, this 23 day of September, 2021

Commission expires

Joseph M. Dvorak IV
Notary Public



This instrument was prepared by: Joseph M. Dvorak, IV, 19 Riverside Road, Riverside, IL 60546

MAIL TO:

Joseph M. Dvorak, IV
19 Riverside Road, Suite 5
Riverside, IL 60546

SEND SUBSEQUENT TAX BILLS TO:

Bettina M. Gembala, Trustee
724 Mason Dr
LaGrange, IL 60525

REAL ESTATE TRANSFER TAX		22-Dec-202
	COUNTY:	0.0
	ILLINOIS:	0.0
	TOTAL:	0.0
18-08-205-074-0000	20211101640900	1-531-419-280

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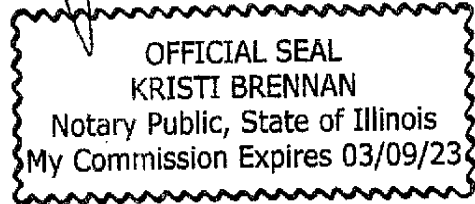
STATEMENT BY GRANTOR AND GRANTEE

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 September 23, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Joseph M. Dvorak
This 23 day of September, 2021
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 September 23, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Joseph M. Dvorak
This 23 day of September, 2021
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.)