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Doc#: 2317206036 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2023 09:40 AM Pg: 1 of 5

DEED IN TRUST

THE GRANTORS, JAMES T. VAILE and CYNTHIA L. VAILE, husband and wife of the County of Cook State of Illinois for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT unto



JAMES T. VAILE and CYNTHIA L. VAILE, as Trustees of the JAMES T. VAILE and CYNTHIA L. VAILE Declaration of Trust dated on the 13 day of June, 2023, of which JAMES T. VAILE and CYNTHIA L. VAILE, husband and wife, are the primary beneficiaries, said beneficial interest to be held as Tenants by the Entirety, of 4304 Deyo Avenue, Brookfield, Illinois 60513 (herein referred to as "said trustee" regardless of the numbers of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in The County of Cook, and State of Illinois, to wit:

Space Above This Line for Recorder's Use

LOT 3 AND THE NORTH 1/2 OF LOT 4 IN BLOCK 14 IN WEST GROSSDALE, A SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 18-03-302-016-0000

Address of Real Estate: 4304 Deyo Avenue
Brookfield, IL 60513

REAL ESTATE TRANSFER TAX		20-Jun-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
18-03-302-016-0000	20230601651458	D-874-272-464

TO HAVE AND TO HOLD, the said premises with the appurtenances upon the trusts for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single

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demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to review leases and option to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real and personal property; to grant easements or chargers of any kind; to release, convey or assign any right, title or interest in or about to easement appurtenant to said premises or any part thereof; to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the sale to deal with the same, whether in similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises; or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, by only an interest in the earnings, avails, and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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.

In Witness Whereof, the grantor aforesaid have hereunto set their hand and seal this 13 day of June, 2023.

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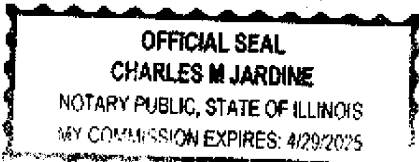
James T. Vaile
JAMES T. VAILE

Cynthia L. Vaile
CYNTHIA L. VAILE

STATE OF ILLINOIS
COUNTY OF DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES T. VAILE and CYNTHIA L. VAILE, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument appeared before this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their 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 this 13th day of June, 2023.



[Signature]
Notary Public
My Commission Expires: April 29, 2025

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT, SECTION 4, PARA. E

Date: 6-13-23

Sign: *[Signature]*

MAIL TO:

CHARLES M. JARDINE
15 Spinning Wheel Road, #225
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:

JAMES T. VAILE
4304 Deyo Avenue
Brookfield, IL 60513

This instrument was prepared by: Charles M. Jardine, Attorney at Law
15 Spinning Wheel Road, #225, Hinsdale, IL 60521

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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 6-13-23, 2023



Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said [Handwritten Name]
This 13 day of June, 2023
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 title to real estate under the laws of the State of Illinois.

Date 6-13-23, 2023

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said [Handwritten Name]
This 13 day of June, 2023
Notary Public OFFICIAL SEAL
CHARLES M JARDINE
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES: 4/29/2025

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class 1 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.)

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Village of Brookfield
Municipal Debt Satisfaction Certificate

This certificate serves as confirmation of compliance with
Village of Brookfield Ordinance #2021-53

Property Address: 4304 DEYO AVE

Name of Seller: JVAILE

Date of Issuance: 06/14/2023

Amount Paid: \$0.00

Certificate is valid for 30 days from date of issuance

Douglas J. Cooper, Finance Director