

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED IN TRUST



0632233178D

Doc#: 0632233178 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/20/2006 11:07 AM Pg: 1 of 5

SA 3315082 (2011)

**THE GRANTOR**, MEMORIAL BAPTIST CHURCH OF OAK LAWN, a religious corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** unto PRAIRIE BANK AND TRUST COMPANY, a corporation of Illinois, whose address is 7600 S. Harlem Avenue, Bridgeview, Illinois 60455 as Trustee under the provisions of a trust agreement dated the March 10, 2004, known as Trust Number 04-029 the following described Real Estate in the County of Cook and State of Illinois, to wit:

LOT 1 IN BERNARD HAND'S 92ND STREET SUBDIVISION OF LOT 5 IN BLOCK 7, ARTHUR T. MCINTOSH AND COMPANY'S RIDGELAND UNIT NO. 2, BEING A SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2006

PERMANENT TAX NUMBER: 24-06-414-080-0000

Address(es) of Real Estate: 6557 West 92nd Street, Oak Lawn, Illinois 60453

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single 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

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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 renew leases and options 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 or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and 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 same to deal with the same, whether 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, 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 trustee, 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 other 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 earnings, 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, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Director, and attested by its Director this 6th day of November, 2006.

MEMORIAL BAPTIST CHURCH OF OAK LAWN

By *James Minyard*  
James Minyard  
Director

I hereby declare that the attached deed represents a tax-exempt transfer under provision of Paragraph 3, Section 4, of the Real Estate Transfer Tax Act.

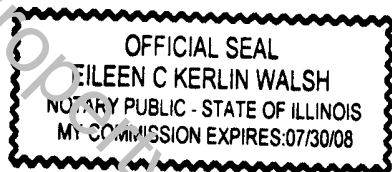
Attest *Donald E. Knight*  
Donald E. Knight  
Director

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that James Minyard, personally known to me to be the Director of the MEMORIAL BAPTIST CHURCH OF OAK LAWN, and Donald E. Knight, personally known to me to be the Director of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such James Minyard, Director, and Donald E. Knight, Director, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6<sup>th</sup> day of NOVEMBER 20 06



[Signature] (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH B SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: 11/06/2006

[Signature]  
Signature of Buyer, Seller or Representative

**Prepared By:** Eileen Kerlin Walsh  
6401A West 107th Street  
Worth, Illinois 60481

**Mail To:** DAN O'DONNELL  
9048 So 55<sup>th</sup> Ct.  
OAK LAWN  
ILL 60453

**Name & Address of Taxpayer:**

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**DAVE HEILMANN**  
Village President

**JANE M. QUINLAN**  
Village Clerk



Village Trustees  
**JERRY HURCKES**  
**MARJORIE ANN JOY**  
**ALEX G. OLEJNICZAK**  
**THOMAS E. PHELAN**  
**STEVEN F. ROSENBAUM**  
**ROBERT J. STREIT**

9446 S. Raymond Ave.  
Oak Lawn, IL 60453  
Phone (708) 636-1400  
FAX (708) 636-8606

## CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

6557 W. 92nd Str.

Oak Lawn, IL 60453

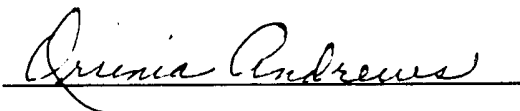
This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1(A) of said Ordinance.

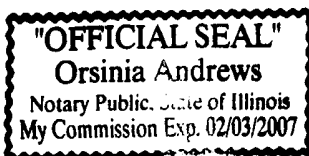
Dated this 8th day of November, 2006

  
Gail Paul  
Director of Administrative Services

SUBSCRIBED and SWORN to before me this

8th Day of November, 2006





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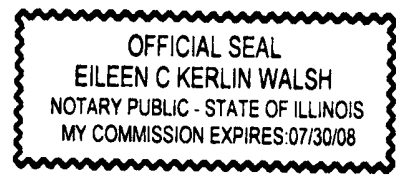
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 11-06-06

Signature *James Menyard*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID JAMES MENYARD THIS 11 DAY OF NOVEMBER, 2006. 6<sup>th</sup>



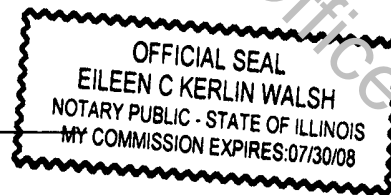
NOTARY PUBLIC *[Signature]*

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 and hold title to real estate under the laws of the State of Illinois.

Dated 11-06-06

Signature *Daniel O'Donnell*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID DANIEL O'DONNELL THIS 6<sup>th</sup> DAY OF NOVEMBER, 2006.



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.]