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QUIT CLAIM DEED IN TRUST (Individual)



Doc#: 1004146018 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/10/2010 02:21 PM Pg: 1 of 4

When Recorded Return To:
Urban & Burt Ltd.
5320 W 159th, #501
Oak Forest, IL 60452

Send Subsequent Tax Bill To:
Richard A. Swanson
Priscilla C Swanson
11022 Deblin Lane
Oak Lawn, IL 60453

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Richard A. Swanson and Priscilla C Swanson, of the County of Cook, and State of Illinois, for and in consideration of Ten and no/100 (10.00) Dollars, and for other good and valuable consideration in hand paid, does hereby CONVEY and QUIT CLAIM unto Richard A. Swanson and Priscilla C Swanson of 11022 Deblin Ln, Oak Lawn Illinois, as co-trustees of the Revocable Living Trust of Richard A. Swanson and Priscilla C Swanson dated February 4, 2010, and successor trustees under the provisions of the trust agreement, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1:

That part of Lot 22 in Acorn Glen, being a Resubdivision of part of the South half of section 16, township 37 North, range 13 East of the third principal meridian, described as follows: commencing at the Northeast corner of said lot 22; thence due west, along the North line of said lot 22, 18.60 feet; thence due South 109.99 feet to a point of beginning on the easterly extension of the center line of a party wall; thence north 89 degrees 59 minutes 18 seconds West, along said center line and the Easterly and Westerly extensions thereof, 79.00 feet; thence due North 13.51 feet to the point of the beginning; all in Cook County, Illinois.

Parcel II: A perpetual right and non-exclusive easement in, over, along, across and to the common areas for ingress and egress and use of the open spaces contained in declaration recorded November 23, 1994 as Document 94,992.372..

P.I.N.: 24-16-422-049-0000

Address of Real Estate: 11022 Deblin Ln, Oak Lawn, IL 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 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; 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 directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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 the present or in the future, 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 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.

Richard A. Swanson and Priscilla C Swanson, the Grantors hereby expressly warrants to the Grantee (and all successors in interest), that the hereinabove described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (765 ILCS 90/1-90/7), as Amended, and that no toxic waste, noxious,

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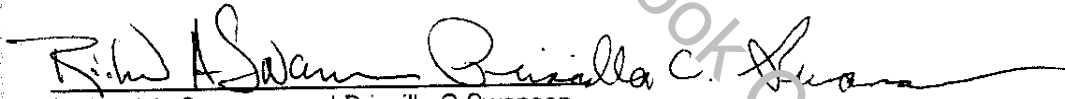
radioactive or hazardous material is stored on, or otherwise exists, upon said premiss.

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 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.

And the said Grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale of execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunto set his hand and seal this 4th day of February 2010.

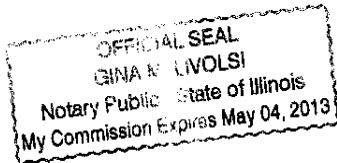

Richard A. Swanson and Priscilla C. Swanson

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard A. Swanson and Priscilla C Swanson, 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 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 and official seal
this 4th day of ~~January~~, 2010.

February


NOTARY PUBLIC



Exempt under Real Estate Transfer Tax Act Sec. 4

Per 12 & Cook County Ord. 98107-701 12

Date 2/10/10

Sign. 

This instrument was prepared by

Gina LiVolsi of URBAN & BURT, LTD.
5320 W. 159th St., Oak Forest, IL 60452

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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 of 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: February 4 2010

Signature: Richard A Swann Priscilla C. Swann
Grantor or Agent

Subscribed and sworn to before me

by the said Grantors

this 4 day of February, 2010

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: February 4 2010

Signature: Richard A Swann Priscilla C. Swann
Grantee or Agent

Subscribed and sworn to before me

by the said Grantees

this 4 day of February, 2010

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 the provisions section 4 of the Illinois Real Estate Transfer Tax Act.)

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THE VILLAGE OF
OAK LAWN

9446 SOUTH RAYMOND AVENUE, OAK LAWN, ILLINOIS 60453
TELEPHONE: (708) 636-4400 | FACSIMILE: (708) 636-8606 | WWW.OAKLAWN-IL.GOV

CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

11022 Deblin Lane
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) I-D of said Ordinance

Dated this 10th day of February, 2010



Larry Deetjen
Village Manager

DAVE HEILMANN
VILLAGE PRESIDENT

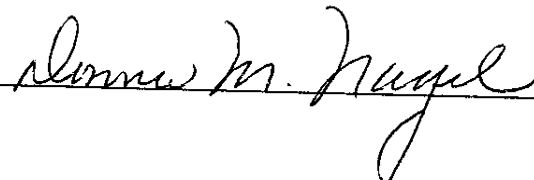
JANE M. QUINLAN, CMC
VILLAGE CLERK

LARRY R. DEETJEN
VILLAGE MANAGER

VILLAGE TRUSTEES:
THOMAS M. DUHIG
JERRY HURCKES
ALEX G. OLEJNICZAK
THOMAS E. PHELAN
CAROL R. QUINLAN
ROBERT J. STREIT

SUBSCRIBED and SWORN to before me this

10th Day of February, 2010



OFFICIAL SEAL
DONNA M. NAGEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12-19-2013

