# UNOFFICIAL COPY

**DEED IN TRUST** 

(Illinois)

Doc#: 1407646052 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 03/17/2014 02:23 PM Pg: 1 of 5

Above Space for Recorder's Use Only

THE GRANTORS, John J. Savaglio and Jane Clair Savaglio, married to each other, of the City of Oak Lawn, Cook County, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto

JOHN J. SAVAGLIO, Trustee, or his successors in trust, under the John J. Savaglio Revocable Trust, dated November 26, 201, and any amendments thereto and JANE CLAIR SAVAGLIO, Trustee, or her successors in trust, under the Jane C. Savaglio Revocable Trust, dated November 26, 2013 and any amendments the eto, as joint tenants with right of survivorship to the entire 100% interest, the following described real estate in the County of Cook and State of Illinois, to whit:

Lot sixteen (16) in Block five (5) in Charles V. McErlean's 2<sup>nd</sup> 95<sup>th</sup> Street Subdivision, being a Subdivision of the West half of the North East quarter of Section ten (10), Township thirty-seven (37) North, Range thirteen (13), East of the Third Principal Meridian (except the South West quarter of the South West quarter) in Cook County, Illinois.

Permanent Real Estate Index Number(s):

24-10-208-003-0000

Address of Grantee(s) and of Property: 9609 S. Tripp Ave., Oak Lawn, IL 60453

Exempt under Real Estate Transfer Tax Act Sec. 4

Par. E & Cook County Ordinance 95104 Par. E Date: March 13, 2014 Sign

together with the tenements and appurtenances thereunto belonging.

Subject to: general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and building laws, ordinances, use or occupancy restrictions; zoning laws and ordinances which conform to the present use of the premises; public and utility easements; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration; acts done or suffered by the Grantee.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and

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for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are granted to the 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 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the 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 present or in 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 find; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the 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 ceal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or experiency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustees in relation to the 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 increaf the trust created by this deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no

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beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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 or provided.

And the said 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 homesteaux from sale on execution or otherwise.

IN WITNESS WAEREOF, the said grantors have set their hands and seals this <u>13.7.2</u> day of <u>March</u>, <u>2014</u>.

John J. Savaglio (SEAL)

STATE OF ILLINOIS )

SS.

COOK COUNTY )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John J. Savaglio and Jane Clair Savaglio, personally I nown to me to be the same persons whose names are 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 and, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to before me this \_\_\_\_\_\_ day of March, 2014.

Given under my hand and official seal

OFFICIAL SEAL
PATRICIA M SCHUCH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/06/17

(Notary Public)

My commission expires: 05/06/7

This instrument was prepared by: Brendan M. Burns 7330 W. College Dr., Suite 103 Palos Heights, IL 60463

Send subsequent tax bills to: John J. Savaglio, Trustee 9609 S. Tripp Ave. Oak Lawn, IL 60453 Mail Recorded document to: Brendan M. Burns 7330 W. College Dr., Ste. 103 Palos Heights, IL 60463

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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

9609 S TRIPP AVE

Oak Lawn Il 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Cak 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 (C) of said Ordinance

Dated this 17TH	day of MARCH	, 2914
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		BUXT
	Ä	
	Larry Deetjer	
	Village Man	ager

**Dr. Sandra Bury** Village President

JANE M. QUINLAN, CMC VILLAGE CLERK

LARRY R. DEETJEN, CM VILLAGE MANAGER

VILLAGE TRUSTEES MIKE CARBERRY TIM DESMOND ALEX G. OLEJNICZAK CAROL R. QUINLAN ROBERT J. STREIT TERRY VORDERFR SUBSCRIBED and SWORN to before me this

17TH Day of MARCH 2014

Charles C. Miller

OFFICIAL SEAL
CHARLENE C. MILLER
NOTARY PUBLIC, STATE OF ILLINOIS
NY COMMISSION EXPIRES 3-28-2014

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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.

iaws of the State of Milnois.	·
Dated 17 17 13 , 20 64	<i>.</i>
	Signature: John Journey Grantor or Agent
Subscribed and sworn to before me	
By the said John J. Savagio	<b>~~~~~~</b>
This 13th, day of March 22014	OFFICIAL SEAL
Notary Public Patricia M. Schuch	PATRICIA M SOHUCH
	MITARY PUBLIC STATE OF LUNGS TUMMS DON EXPIRES A SALES
The grantee or his agent affirms and verifies :	of the name of the
State of Illinois.	ess or acquire thic to real estate under the laws of the
State of milions.	
Date March 13 ,2014	10/4,
Si	gnature: John of Courter, Truite
	Grantee - Agent
Subscribed and sworn to before me	

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.

20<u>14</u>

OFFICIAL SEAL

PATRICIA M SCHUCH

NOTARY PUBLIC - STATE OF ILLINOIS

By the said John J

Notary Public Patricia

This 13th, day of March

<u>Javaalio</u>

(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.)