

# UNOFFICIAL COPY

## DEED IN TRUST

(Illinois)

### MAIL TO:

Richard P. Gerardi, Esq.

165 W. 10<sup>th</sup> Street

Chicago Heights, IL 60411

### NAME & ADDRESS OF TAXPAYER:

Diane Fleisher

2400 188<sup>th</sup> Street

Lansing, IL 60438



Doc#: 1614747015 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 05/26/2016 10:37 AM Pg: 1 of 4

THE GRANTOR, Diane Fleisher, a single person

of the Village of Lansing, 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, CONVEYS AND WARRANTS unto DIANE FLEISHER

(GRANTEE'S ADDRESS) 2400 188<sup>th</sup> Street, Lansing, IL 60438

as Trustee under the provisions of a Trust Instrument dated the 2<sup>nd</sup> day of May, 2016, and known as THE DIANE FLEISHER DECLARATION OF LIVING TRUST and unto all and every successor or successors in trust under said trust instrument, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT FIFTEEN (15) IN BLOCK FOUR (4) IN PETER'S FIRST ADDITION TO LANSING, A SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (1/4) OF SECTION 6 LYING WEST OF A LINE DRAWN ACROSS SAID NORTH HALF WHICH IS 1592.77 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER (1/4) IN TOWN 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 33-06-105-003-0000

Property Address: 2400 188<sup>TH</sup> Street, Lansing, Illinois 60438

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; 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 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 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.



# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:



## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Diane Fleisher  
 Mailing Address: 2400 188<sup>th</sup> Street  
Lansing, IL 60438  
 Telephone: 708-474-4038

Attorney or Agent: Richard P Gerardi  
 Telephone No.: 708-756-1550

Property Address 2400 188<sup>th</sup> Street  
Lansing, IL 60438

Property Index Number (PIN) 33-06-105-003-0000  
 Water Account Number 231 4250 00 01  
 Date of Issuance: May 10, 2016

State of Illinois)  
County of Cook)  
This instrument was acknowledged before  
me on May 10 2016 by  
Karen Giovane.

VILLAGE OF LANSING  
By: [Signature]  
Village Treasurer or Designee

[Signature]

(Signature of Notary Karen Giovane)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

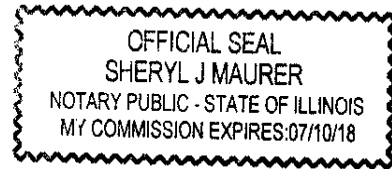
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 2, 2016

Signature: *Richard P. Gerardi*  
Agent

Subscribed and sworn to before me  
by the said Richard P. Gerardi  
this 2nd day of May, 2016.

Notary Public *Sheryl J Maurer*



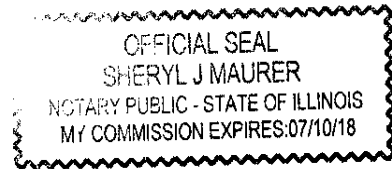
The grantee or his agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 2, 2016

Signature: *Richard P. Gerardi*  
Agent

Subscribed and sworn to before me  
by the said Richard P. Gerardi  
this 2<sup>nd</sup> day of May, 2016.

Notary Public *Sheryl J Maurer*



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 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.]