

UNOFFICIAL COPY

DOCUMENT PREPARED BY:

Attorney Angelika Kuehn
171 S. Oak Park Av.
Oak Park, IL 60302



Doc# 1709545042 Fee \$42.00

MAIL TAX BILL TO:

Jon F. Hale and Lynn Kamenitsa
226 S. Scoville Ave.
Oak Park, IL 60302

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2017 10:19 AM PG: 1 OF 3

MAIL RECORDED DEED TO:

Attorney Angelika Kuehn
171 S. Oak Park Ave.
Oak Park, IL 60302

DEED IN TRUST

THE GRANTOR(S), **JON F. HALE** and **LYNN KAMENITSA** married to each other, of the Village of Oak Park, County of Cook, State of Illinois, for the consideration of **TEN (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to **JON F. HALE, AS TRUSTEE OF THE JON F. HALE TRUST DATED NOVEMBER 23, 2016** (said trustee also being the beneficiary of said trust and being the spouse/ civil union partner of the beneficiary of the other grantee) and **LYNN KAMENITSA, AS TRUSTEE OF THE LYNN KAMENITSA TRUST DATED NOVEMBER 23, 2016**, (said trustee also being the beneficiary of said trust and being the spouse/ civil union partner of the beneficiary of the other grantee), *as tenants by the entirety and not as joint tenants or tenants in common*, and unto every successor in trust under said trust agreements, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 20 FEET OF LOT 16 AND THE NORTH 20 FEET OF LOT 15 IN BLOCK 50 OF THE VILLAGE OF RIDGELAND A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 226 S. Scoville Ave., Oak Park, IL 60302

Permanent Real Estate Index No: 16-07-410-008-0000

EXEMPTION APPROVED

Steven E. Drazier, CFO
Village of Oak Park

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.* **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

Exempt under provisions of par. 13, sec. 4, Real Estate Transfer Act.
Angelika Kuehn
Buyer, Seller or Representative/Date: 3.17.17

UNOFFICIAL COPY

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 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, 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 obligated 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.

DATED this 17th day of MARCH, 2017

ACCEPTED.

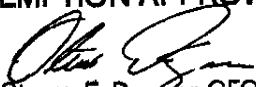


JON F. HALE



JON F. HALE, TRUSTEE

EXEMPTION APPROVED


Steven E. Drazier, CFO
Village of Oak Park



LYNN KAMENITSA



LYNN KAMENITSA, TRUSTEE

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 **JON F. HALE** and **LYNN KAMENITSA** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as her/his/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 17 day of MARCH, 2017.



Notary Public

Commission expires: 12-10-17

Date: 3-17-17



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 3/17/17
Subscribed and sworn to before me by the said
Lynn Kamenitsa, this 17 day of
March, 2017



Notary Public: Angelika Kuehn

Lynn Kamenitsa
Lynn Kamenitsa, Grantor

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 3/17/17
Subscribed and sworn to before me by the said
Lynn Kamenitsa this 17 day of
March, 2017



Notary Public: Angelika Kuehn

Lynn Kamenitsa
Lynn Kamenitsa, Trustee, Grantee

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, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]

EXEMPTION APPROVED

Steven E. Drazner
Steven E. Drazner, CFO
Village of Oak Park