

# UNOFFICIAL COPY



\*1806146001D\*

## DEED IN TRUST

Doc# 1806146001 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/02/2018 09:08 AM PG: 1 OF 5

THE GRANTORS, Daniel J. O'Shea and Virginia L. O'Shea, husband and wife, of the Village of Oak Lawn, County of Cook, and State of Illinois, in consideration of the sum of TEN Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claims to

Daniel J. O'Shea and Virginia L. O'Shea, husband and wife, as co-trustees of the provisions of a declaration of trust known as the Joint Living Trust of Daniel J. O'Shea and Virginia L. O'Shea Trust Agreement dated January 26, 2018, of which Daniel J. O'Shea and Virginia L. O'Shea are the primary beneficiaries, said beneficial interest to be held as tenancy by the entirety, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

### LEGAL DESCRIPTION

#### LEGAL DESCRIPTION:

LOT 6 IN CIRA'S RESUBDIVISION OF PARTS OF LOTS 51 AND 52 IN LONGWOOD ACRES IN SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent tax identification number: 24-15-400-052-0000

Property Address: 4315 WEST 107<sup>TH</sup> STREET  
OAK LAWN, IL 60453-5371

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage,

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lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

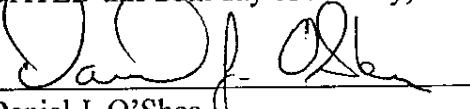
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

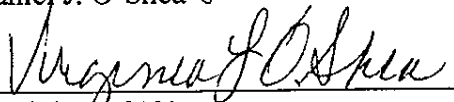
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State Of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under any by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 26th day of January, 2018.

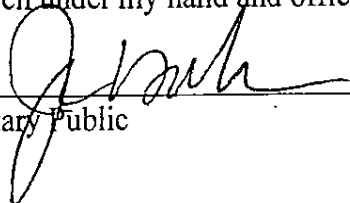
 (SEAL)  
Daniel J. O'Shea

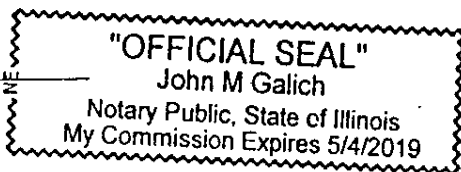
 (SEAL)  
Virginia L. O'Shea

State of Illinois  
County of Will ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel J. O'Shea and Virginia L. O'Shea, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

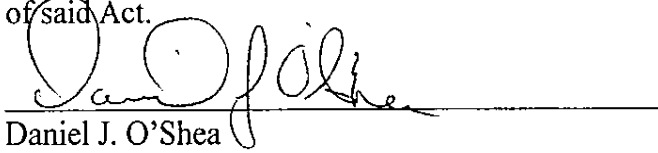
Given under my hand and official seal, this 26<sup>th</sup> day of January, 2018.

  
Notary Public



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This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph e, Section 4 of said Act.



Daniel J. O'Shea

Date: January 26, 2018

This instrument was prepared by:

John M. Galich, Esq.  
10075 W. Lincoln Highway  
Frankfort, IL 60423.

AFTER RECORDING, MAIL TO:

John M. Galich, Esq., LLC  
10075 W. Lincoln Highway  
Frankfort, IL 60423

GRANTEES ADDRESS AND

SEND SUBSEQUENT TAX BILLS TO:

Daniel J. O'Shea and Virginia L. O'Shea, as trustees  
4315 West 107<sup>th</sup> Street  
Oak Lawn, IL 60453-5317

Property of Cook County Clerk's Office

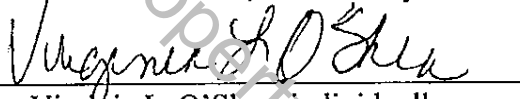
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## STATEMENT BY GRANTOR AND GRANTEE

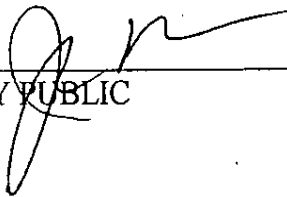
The **grantor** or his/her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or an Illinois limited liability company 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.

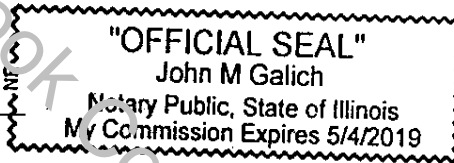
Dated: January 26, 2018

Signature:   
Daniel J. O'Shea, individually

Signature:   
Virginia L. O'Shea, individually


Subscribed and sworn to before me  
this 26<sup>th</sup> day of January, 2018.

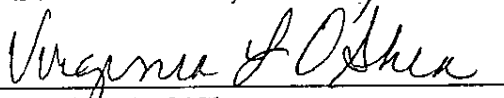
  
NOTARY PUBLIC



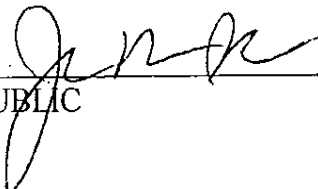
The **grantee** or his/her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or an Illinois limited liability company 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.

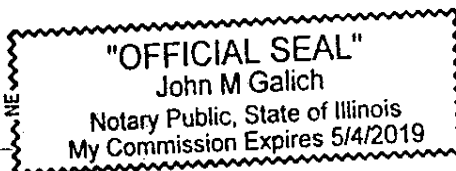
Dated: January 26, 2018

Signature:   
Daniel J. O'Shea, as trustee

Signature:   
Virginia L. O'Shea, as trustee

Subscribed and sworn to before me  
his 26<sup>th</sup> day of JANUARY, 2018.

  
NOTARY PUBLIC



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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

4315 WEST 107TH STREET

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 (D) of said Ordinance

Dated this 2ND day of MARCH, 2018

Larry Deetjen  
Village Manager

- Dr. Sandra Bury**  
Village President
- Jane M. Quinlan, MMC**  
Village Clerk
- Larry R. Deetjen, CM**  
Village Manager
- Village Trustees**  
Tim Desmond  
Alex G. Olejniczak  
Thomas E. Phelan  
Bud Stalker  
Robert J. Streit  
Terry Vorderer

SUBSCRIBED and SWORN to before me this

2ND Day of MARCH, 2018

