

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

THE GRANTOR,

Francis Manning, married to
Margarie Manning



Doc# 1813844025 Fee \$46.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 05/18/2018 10:58 AM PG: 1 OF 5

Above space for Recorder's Office Only

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby **CONVEY** and **QUIT CLAIM** to **Francis Manning and Margie Manning, Co-Trustees of the Manning Family Trust # 1** dated MAY 10th, 2018, 9709 S. Mayfield Ave., Oak Lawn, IL 60453, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

See attached Legal Description as Exhibit A

Exempt under the provisions of paragraph c, Section 4, Real Estate Transfer Tax Act.

Francis Manning 5-10-18

Permanent Real Estate Index Number: PIN#: 24-03-310-005-0000; 24-03-310-006-0000; 24-03-310-007-0000; and 24-03-310-008-0000,
Address of real estate: 4545 Southwest Highway, Oak Lawn, IL 60453

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, 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, 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 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 into the title, estate, rights, powers and duties of the preceding Trustee.

Bm

UNOFFICIAL COPY

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person 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.

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

DATED this 5-10-18 day of _____, 2018.

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

Francis Manning (SEAL) _____ (SEAL)
Francis Manning

_____ (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Francis Manning, personally known 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 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 10 day of May, 2018.

Commission expires:  Thomas A. Goldrick
NOTARY PUBLIC

The transfer of Title and conveyance herein is hereby accepted by Francis Manning and Margie Manning, Co-Trustees of the Manning Family Trust # 1 dated 5-10-, 2018.

Francis Manning
Francis Manning, Co-Trustee
Margie Manning
Margie Manning, Co-Trustee

This instrument was prepared by: Thomas A. Goldrick, 77 W. Washington St., Suite 1515, Chicago, IL 60602

MAIL TO:
Thomas A. Goldrick
77 W. Washington St., Ste. 1515
Chicago, IL 60402

SEND SUBSEQUENT TAX BILLS TO:
Francis Manning
9709 S. Mayfield
Oak Lawn, IL 60453

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 100, 101, 102 AND 103 IN FRANK DE LUGACH'S RUTH HIGHLANDS, A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 3, TOWNSHIP 27 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART CONVEYED TO THE CHICAGO AND STRAWN RAILROAD COMPANY AND THE RIGHT OF WAY OF WABASH RAILROAD), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 24-03-310-005-0000; 24-03-310-006-0000

24-03-310-007-0000; 24-03-310-008-0000

COMMONLY KNOWN AS: 4545 Southwest Highway, Oak Lawn, Illinois 60453

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 5 | 10 | 2018

SIGNATURE: Francis Manning
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

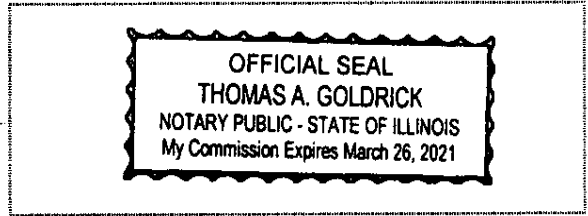
Subscribed and sworn to before me, Name of Notary Public: THOMAS A. GOLDRICK

By the said (Name of Grantor): Francis Manning

On this date of: 5 | 10 | 2018

NOTARY SIGNATURE: Thomas A. Goldrick

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 5 | 10 | 2018

SIGNATURE: Francis Manning
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

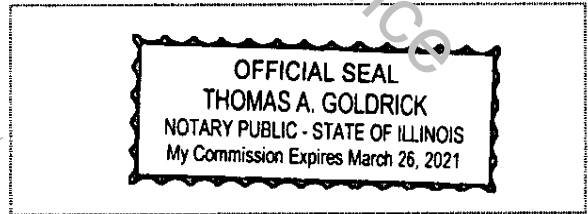
Subscribed and sworn to before me, Name of Notary Public: THOMAS A. GOLDRICK

By the said (Name of Grantee): Francis Manning

On this date of: 5 | 10 | 2018

NOTARY SIGNATURE: Thomas A. Goldrick

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

UNOFFICIAL COPY

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

4545 SOUTHWEST HWY

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) D of said Ordinance

Dated this 18TH day of MAY, 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

18TH Day of MAY, 2018



Property of Cook County Clerk's Office