

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

THE GRANTOR,

**MARTINA NIECHCIOL-
HOOKS, a widow, 62 Iliad
Drive**



Doc# 2003017060 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2020 01:52 PM PG: 1 OF 4

of the Village of Tinley Park in the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten and no/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **MARTINA NIECHCIOL-HOOKS, as Trustee under the terms and provisions of a certain Trust Agreement dated January 23, 2020 and designated as THE REBECCA NIECHCIOL HOOKS SPECIAL NEEDS TRUST** and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

PARCEL 1: UNIT NUMBER 205 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): OUT LOT "C" IN MONALDI MANOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTH WEST QUARTER AND PART OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE APRIL 29, 1958 AS DOCUMENT NUMBER 17192379, AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR 1793128 IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO A DECLARATION OF CONDOMINIUM MADE BY SOUTH HOLLAND TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1969, AND KNOWN AS TRUST NUMBER 1193, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23460186; TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND THE GRANTEE'S SUCCESSORS AND ASSIGNS, AS AN EASEMENT APPURTENANT TO THE PREMISES HEREIN CONVEYED, A PERPETUAL AND EXCLUSIVE PARKING EASEMENT IN AND TO CARPORT PARKING SPACE NUMBER 13, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 33-05-115-032-1014

Address of real estate: 3235 S. Manor Drive, Unit 205, Lansing, Illinois 60438

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

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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.

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.

4. In the event of the inability, refusal of the Trustee herein named, to act, the named successor trustee pursuant to the terms of the trust agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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 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 Grantor hereby waives and releases 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 23rd day of January, 2020.

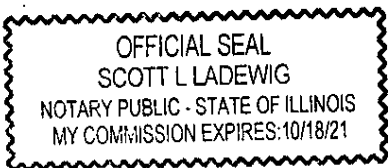
PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

Martina Niechciol-Hooks (SEAL) _____ (SEAL)

MARTINA NIECHCIOL-HOOKS _____ (SEAL) _____ (SEAL)

The transfer of title and conveyance herein is accepted by **MARTINA NIECHCIOL-HOOKS**, Trustee of **THE REBECCA NIECHCIOL HOOKS SPECIAL NEEDS TRUST**, dated January 23, 2020.

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 **MARTINA NIECHCIOL-HOOKS**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 23rd day of January, 2020.

Commission expires: October 18, 2021

This instrument was prepared by:
Ladewig & Basch, P.C.
Scott L. Ladewig
5600 West 127th Street
Crestwood, Illinois 60418

MAIL TO:
Scott L. Ladewig
5600 W. 127th Street
Crestwood, IL 60418
60418

Scott Ladewig
NOTARY PUBLIC

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Act.
1-23-20
Date Buyer, Seller or Representative

SEND SUBSEQUENT TAX BILLS TO:
The Rebecca Niechciol Hooks Trust
62 Iliad Drive . TINGLEY PARK, IL 60477
77

REAL ESTATE TRANSFER TAX		30-Jan-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00



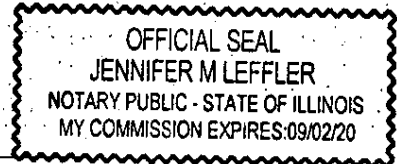
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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 Jan 23, 2020 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me this 27th day of January,
2020.

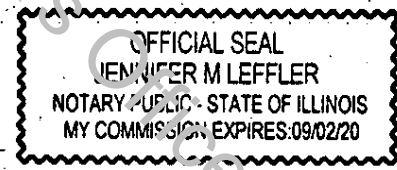


NOTARY PUBLIC [Signature]

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 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.

Date Jan 23, 2020 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
me this 27th day of January,
2020.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)

Village of Lansing

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Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

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: Martina Niechlol-Hooks

62 Inna Drive

Tinley Park, IL 60477

Telephone: 708-388-0540

Attorney or Agent: Scott L Ladewig

Telephone No.: 708-388-0540

Property Address: 3235 S Manor Drive, Unit 205

Lansing, IL 60438

Property Index Number (PIN): 33-05-115-032-1014

Water Account Number: N/A

Date of Issuance: January 29, 2020

(State of Illinois)

(County of Cook)

This instrument was acknowledged before
me on January 29, 2020 by
Karen Giovane.

VILLAGE OF LANSING

By: Arlette Frye
Village Treasurer or Designee

Karen Giovane (Signature of Notary Public)



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