

UNOFFICIAL COPY

Doc#: 2112521052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2021 08:57 AM Pg: 1 of 4

Dec ID 20210301657699
ST/CO Stamp 1-022-861-840

GIT DEED IN TRUST
10006845 1/1

THIS INDENTURE, made this 4th day of March, 2021, WITNESSETH that **VINCENT F. TUMINELLO**, single and never married, of Oak Lawn, Illinois, and **DINA STAUBER**, (f/k/a **DINA TUMINELLO**), a married woman of Oak Lawn, Illinois ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, do hereby Convey and Warrant unto **THE VINCENT F. TUMINELLO SR. REVOCABLE LIVING TRUST DATED MARCH 4, 2021** ("Grantee"), of 9600 Mansfield Ave., Oak Lawn, IL 60453

(Reserved for Recordors Use Only)

the following described real estate, situated in Cook County and State of Illinois, to wit:

LOT 1 (EXCEPT THE SOUTH 150 FEET THEREOF) IN BLOCK 7 IN FREDERICK H. BARTLETT'S CENTRALWOOD BEING A SUBDIVISION IN THE EAST HALF OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 24-08-207-(07) 0000

Commonly Known Address: 9600 Mansfield Ave., Oak Lawn, Illinois 60453

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the Trust Agreement; and

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, together with the tenements and appurtenances thereunto belonging (note this is NOT HOMESTEAD property of Grantor DINA STAUBER, (f/k/a DINA TUMINELLO)); and

SUBJECT TO: (a) covenants, conditions, and restrictions of public record, if any; (b) public utility easements which do not interfere with the Grantee's intended use of the real estate, roads and highways; (c) general taxes not yet due and payable as of the date hereof; and (d) covenants, conditions, restrictions and easements, none of which interfere with the Grantee's intended use of the real estate.

THIS INSTRUMENT CONSISTS OF TWO (2) PAGES, AND THE TERMS AND CONDITIONS APPEARING ON PAGE 2 HEREOF ARE MADE A PART HEREOF.

IN WITNESS WHEREOF, said Grantor has hereunto set their hand and seal this 4th day of March, 2021.



GRANTOR:

ACCEPTANCE BY TRUSTEE:


VINCENT F. TUMINELLO


VINCENT F. TUMINELLO SR., Trustee


DINA STAUBER
(f/k/a DINA TUMINELLO)

REAL ESTATE TRANSFER TAX		11-Mar-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
24-08-207-007-0000 20210301657699 1-022-861-840		

PREPARED BY & MAIL RECORDED DEED TO:

Patrick J. O'Malley Jr.
Attorney at Law
12314 S. 86th Ave.
Palos Park, Illinois 60464

MAIL SUBSEQUENT TAX BILLS TO:

The VINCENT F. TUMINELLO SR. Revocable Living Trust
c/o VINCENT F. TUMINELLO SR., Trustee
9600 Mansfield Ave.
Oak Lawn, Illinois 60453

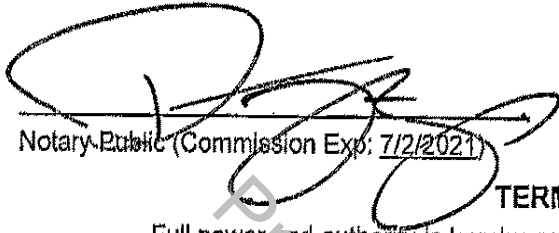
STATE OF ILLINOIS)

UNOFFICIAL COPY

COUNTY OF COOK)
) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that VINCENT F. TUMINELLO SR. and DINA STAUBER (f/k/a DINA TUMINELLO), 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 each acknowledged that each signed, sealed and delivered the said instrument as each's 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 4th day of March, 2021.


Notary Public (Commission Exp: 7/2/2021)




TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate 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 the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases upon the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals to execute grants of easements or charges of any kind, to release, convey or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interests is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH e
(transfers where the actual consideration is less than \$100.00). 3-4-21 


Grantor/Grantee Representative


Grantor/Grantee Representative

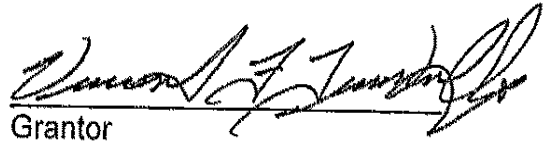
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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

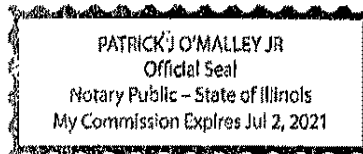
Dated March 4, 2021

Signature:


Grantor

Subscribed and sworn to before me by the

said Grantor this 4th
day of March, 2021.



Notary Public 

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.

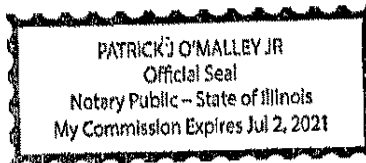
Dated March 4, 2021

Signature:


Grantee

Subscribed and sworn to before me by the

said Grantee this 4th
day of March, 2021.



Notary Public 

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 of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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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

9600 MANSFIELD AVE

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) 1D of said Ordinance

Dated this 11TH day of MARCH, 2021

Brian Towne
Brian Towne
Asst. Village Mgr.

Dr. Sandra Bury
Village President

Jane M. Quinlan, MMC
Village Clerk

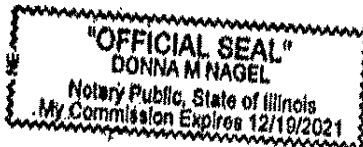
Randy Palmer
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
Thomas E. Phefan
Bud Stalker
Terry Vorderer

SUBSCRIBED and SWORN to before me this

11TH Day of MARCH, 2021

Donna M. Nagel



Property of Cook County Clerk's Office