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DEED IN TRUST (ILLINOIS)

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fitness for a particular purpose.

THE GRANTOR Thomas F. O'Hara, an unmarried person,

of the county of Cook and State of Illinois

for and in consideration of Ten and no/100ths (\$10.00)

DOLLARS, and other good and valuable considerations in hand paid,
Convey s and (WARRANT /QUIT CLAIM)* unto

The O'Hara Family Trust

dated March 19, 2009,



Thomas F. O'Hara as trustee under declaration of trust with the address of 10404 S. Keating Ave., Apt. 1C Oak Lawn, IL 60453

(hereinafter referred to as "said trustee"

regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real

estate in the County of Cook and State of Illinois, to wit:

See Attached Exhibit A.

REAL ESTATE TRANSFER TAX		15-Jun-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
24-15-107-051-1003 20201201679858 1-719-506-192		



Doc# 2116741091 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/16/2021 01:19 PM PG: 1 OF 5

Above space for Recorder's Use Only

THIS PROPERTY TRANSFER IS
EXEMPT IN ACCORDANCE
WITH THE PROVISION OF
35ILCS 200/31-45(e).

Robert J. Mondo
Robert J. Mondo
Grantor's Attorney

Permanent Real Estate Index Number(s): 24-15-107-051-1003

Address(es) of real estate: 10404 S. Keating Ave., #1C Oak Lawn, IL 60453

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; 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 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, from time to time, in possession or reversion, by leases to commence in praesenti or in 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 or 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.

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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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated 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 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 said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor _____ hereby expressly waive s _____ and release s _____ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise

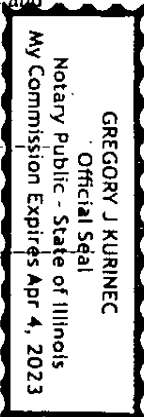
In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set _____ hand _____ and seal _____
this 18 day of April, 2021

Thomas F. O'Hara
Thomas F. O'Hara

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that
Thomas F. O'Hara, an unmarried person,
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
_____ signed, sealed and delivered the said instrument a _____
free and voluntary act, for the uses and purposes therein set forth, including the release and
waiver of the right of homestead.

IMPRESS
SEAL
HERE

Given under my hand and official seal, this 18 day of April, 2021
Commission expires 4.4.2023
NOTARY PUBLIC



This instrument was prepared by Robert J. Mondo, P.O. Box 72668 Roselle, IL 60172
(Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO { Robert J. Mondo
(Name)
P.O. Box 72668
(Address)
Roselle, IL 60172
(City, State, Zip)

Thomas F. O'Hara
(Name)
10404 S. Keating Ave., Apt. 1
(Address)
Oak Lawn, IL 60453
(City, State and Zip)

OR RECORDER'S OFFICE BOX

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EXHIBIT A

UNIT 1-C IN THE OAKS OF OAK LAWN CONDOMINIUM PHASE II AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN THE OAKS OF OAK LAWN, BEING A RESUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 95607872 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS MAY BE AMENDED FROM TIME TO TIME, AND THE EXCLUSIVE AND PERPETUAL USE OF GARAGE NO. G8, A LIMITED COMMON ELEMENT, PURSUANT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 95607872.

Property of Cook County Clerk's Office

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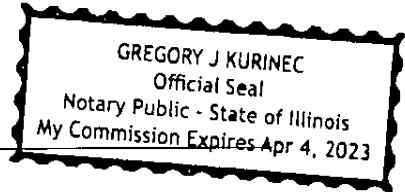
STATEMENT BY GRANTOR AND GRANTEE

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 April 18, 2021 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said _____
this 18 day of April,
2021.

NOTARY PUBLIC [Signature]

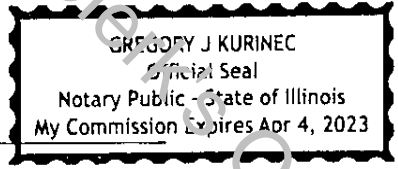


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 April 18, 2021 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This 18 day of April,
2021.

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.)

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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

10404 S KEATING AVE UNIT 1C

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 3RD day of MAY, 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. Phelan
Bud Stalker
Terry Vorderer

SUBSCRIBED and SWORN to before me this

3RD Day of MAY, 2021

Donna M. Nagel



Property of Cook County Clerk's Office