

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

2116745061D

Doc# 2116745061 Fee \$93.00

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

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 06/16/2021 12:40 PM PG: 1 OF 5

THE GRANTOR, PATRICIA J. MINNIS, widowed and not since remarried, of 5515 W. 87th Street, Oak Lawn, IL 60453, for and in consideration of the sum of (\$10.00) TEN DOLLARS, and

other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to PATRICIA MINNIS, as Trustee of THE PATRICIA MINNIS 2019 TRUST dated August 7, 2019, of 5515 W. 87th Street, 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:

BLOCK TWO (EXCEPTING THEREFROM THE WEST ONE HUNDRED (100) FEET THEREOF; AND EXCEPTING THEREFROM THE EAST TWO HUNDRED THIRTY THREE (233) FEET FOUR (4) INCHES OF THE SOUTH HALF (1/2) THEREOF; AND EXCEPTING THEREFROM THE EAST ONE HUNDRED FIFTY EIGHT (158) FEET OF THE NORTH HALF (1/2) THEREOF--- IN KAUP'S ADDITION TO OAK LAWN, BEING A SUBDIVISION OF LOT FIVE (5) IN THE SUBDIVISION OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) AND ALL OF THE NORTHWEST QUARTER (1/4) OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Act.

P.I.N.: 24-04-102-066-0000



Address(es) of real estate: 5515 W. 87th Street
Oak Lawn, IL 60453

8-7-19
Date Buyer, Seller or Representative

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

REAL ESTATE TRANSFER TAX		11-Jun-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
24-04-102-066-0000 20201001632816 1-585-063-184		

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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.

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. 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 7 day of August, 2019

PLEASE Patricia J. Minnis (SEAL)
PRINT OR Patricia J. Minnis
TYPE NAMES
BELOW SIGNATURE(S)

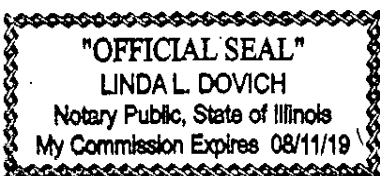
State of Illinois,
County of Will, ss.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Patricia J. Minnis, widowed and not since remarried, 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 7th day of August, 2019.


Linda L. Dovich
NOTARY PUBLIC

My Commission expires: 08/11/19



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Patricia Minnis, as Trustee of The Patricia Minnis 2019 Trust dated August 7, 2019, hereby accepts the property legally described in this Deed as part of said Trust (executed pursuant to 760 ILCS 5/6.5).



Patricia Minnis, Trustee

MAIL TO:

Patrick S. Sullivan
Attorney at Law
10075 W. Lincoln Highway
Frankfort, IL 60423

SEND SUBSEQUENT TAX BILLS TO:

Patricia Minnis
5515 W. 87th Street
Oak Lawn, IL 60453

This instrument was prepared by: Patrick S. Sullivan, Attorney at Law, 10075 W. Lincoln Highway, Frankfort, IL 60423

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 8 | 7 | 20 19

SIGNATURE: *Patricia J. Minnis*
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: Linda L. Dovich

By the said (Name of Grantor): Patricia J. Minnis AFFIX NOTARY STAMP BELOW

On this date of: 8 | 7 | 20 19

NOTARY SIGNATURE: *Linda L. Dovich*



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 and hold title to real estate under the laws of the State of Illinois.

DATED: 8 | 7 | 20 19

SIGNATURE: *Patricia J. Minnis*
GRANTEE or AGENT

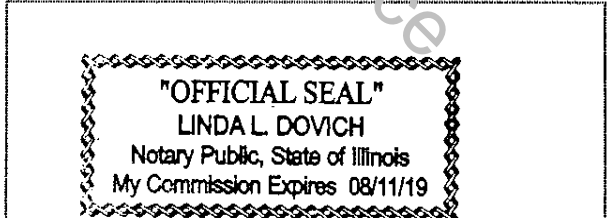
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Linda L. Dovich

By the said (Name of Grantee): Patricia Minnis AFFIX NOTARY STAMP BELOW

On this date of: 8 | 7 | 20 19

NOTARY SIGNATURE: *Linda L. Dovich*



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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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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

5515 W 87TH STR

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 (a)1 (D) _____ of said Ordinance

Dated this 15TH day of MARCH, 2021

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

15TH Day of MARCH, 2021



Property of Cook County Clerk's Office