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DEED IN TRUST (ILLINOIS)

Doc#: 2214506104 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/25/2022 10:42 AM Pg: 1 of 4
Dec ID 20220501625672

**THE GRANTORS,
Thomas R. Hamilton and
Patricia A. Hamilton,
Husband and Wife,
9624 S. Kildare Ave., Oak Lawn,**

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 considerations, the receipt of which is hereby acknowledged, hereby **CONVEY** and Quit Claim to **Thomas R. Hamilton and Patricia A. Hamilton, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as Tenants by the Entirety, as Trustees under the terms and provisions of a certain Trust Agreement dated the 16th day of February, 2022 and designated as the Thomas R. Hamilton and Patricia A. Hamilton Revocable Trust Agreement**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 7, IN BLOCK 7 IN CHARLES V. MCERLEAN'S SECOND 95TH STREET, SUBDIVISION OF THE WEST HALF 1/2 OF THE NORTHEAST QUARTER 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 24-10-206-016-0000
Address(es) of real estate: 9624 S. Kildare, Oak Lawn, Illinois 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 an 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.

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

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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, Thomas J. Hamilton and Kathleen P. Regan are appointed as Successor Trustees herein with like powers and authority as is vested in the Trustees 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.

DATED this 16th day of February, 2022

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

Thomas R. Hamilton (SEAL) Patricia A. Hamilton (SEAL)
Thomas R. Hamilton Patricia A. Hamilton

The transfer of title and conveyance herein is hereby accepted by Thomas R. Hamilton and Patricia A. Hamilton, Trustees of the Thomas R. Hamilton and Patricia A. Hamilton Trust Agreement dated February 16, 2022.

Thomas R. Hamilton Thomas R. Hamilton, Trustee
Patricia A. Hamilton Patricia A. Hamilton, Trustee

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, aforesaid, DO HEREBY CERTIFY that Thomas R. Hamilton and Patricia A. Hamilton, 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.



Given under my hand and official seal, this 16th day of February, 2022.

Commission expires May 4 2024 Mary E Oskielunas
NOTARY PUBLIC

This instrument was prepared by: Colleen Muentzer, Attorney at Law, 7120 W. 127th St., Palos Heights, IL 60463

MAIL TO:
Colleen Muentzer
7120 W. 127th Street
Palos Heights, IL 60463

SEND SUBSEQUENT TAX BILLS TO:
Thomas R. Hamilton and Patricia A. Hamilton
9624 S. Kildare
Oak Lawn, Illinois 60453

OR
Recorder's Office Box No. _____

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4
PER PAR. e AND COOK COUNTY ORD. 95164 PAR. e
DATE: 2-16-2022 SIGNATURE Thomas R. Hamilton

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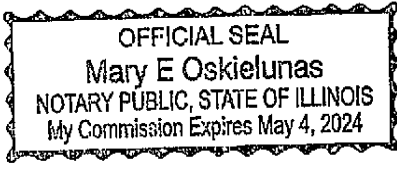
STATEMENT BY GRANTOR AND GRANTEE

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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: February 16, 2022

Signature: Patricia A. Hamilton
Grantor or Agent

Subscribed and sworn to before me by the said Patricia A. Hamilton this 16th of February, 2022



Notary Public Mary E Oskielunas

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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: February 16, 2022

Signature: Patricia A. Hamilton
Grantee or Agent

Subscribed and sworn to before me by the said Patricia A. Hamilton this 16th of February, 2022



Notary Public Mary E Oskielunas

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.

(Attached 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

9624 S KILDARE

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 20TH day of MAY, 2022

Thomas E. Phelan
Village Manager

Terry Vorderer
Village President

Claire Henning
Village Clerk

Thomas E. Phelan
Village Manager

Village Trustees
Tim Desmond
Paul A. Mallo
Alex G. Olejniczak
James Pembroke
Ralph Soch
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this

20TH Day of MAY, 2022

