

# UNOFFICIAL COPY



\*2229813114D\*

Doc# 2229813114 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/25/2022 11:34 AM PG: 1 OF 7



## DEED IN TRUST (WARRANTY)

THIS INDENTURE WITNESSETH that the Grantors George Wyatt and Tina L. Wyatt of the County of Will and the State of Illinois, for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto the FIRST BANK OF MANHATTAN, an Illinois banking corporation of 550 West North Street, Manhattan, Illinois 60442, its successor or successors, as Trustee under the provisions of a trust agreement dated the 29<sup>th</sup> day of July, 2022 and known as Trust Number 1003, the following described real estate in the County of Cook, and State of Illinois, to-wit:

LOTS 20 AND 21 AND THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS IN BLOCK 7 IN TORRENCE SCHOOL ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 30-30-313-031-0000 / 30-30-313-032-0000

COMMONLY KNOWN AS: 2724 178th Street, Lansing, IL 60438

REAL ESTATE TRANSFER TAX		21-Sep-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

30-30-313-031-0000 | 20220801605969 | 1-007-474-256

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P  
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INT

*[Handwritten initials]*

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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 is hereby granted to said trustee to subdivide and re-subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 hereof directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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, to lease 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 or any period or periods of time, not exceeding in the case of any single demise the term of 99 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 or fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easement 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.

In no case shall any part dealing with said trustee in relation to said premises, or to whom said premises or any part hereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged 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, hereunder, (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 all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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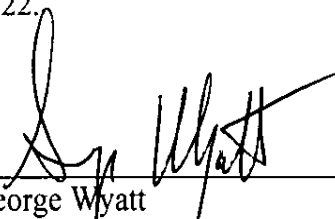
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said property, and no beneficiary hereunder shall have any title, or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds hereof as aforesaid.

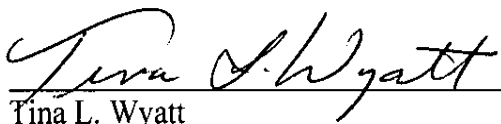
If the title to any of the above land is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition" or with limitations" or words of similar import, in accordance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

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said trust agreement or any amendment thereto, or for injury to person or property happening in or about said real estate any and all such liability being expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said trust agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

And the said Grantors hereby expressly waive and release 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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this 29<sup>th</sup> day of July, 2022.

  
\_\_\_\_\_  
George Wyatt (SEAL)

  
\_\_\_\_\_  
Tina L. Wyatt (SEAL)

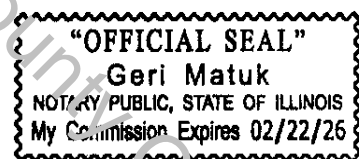
# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  SS  
COUNTY OF WILL        )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT George Wyatt 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 George Wyatt signed, sealed and delivered the said instrument as his 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 Notarial Seal this 29<sup>th</sup> day of July, 2022.

*Geri Matuk*  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF ILLINOIS        )  
  SS  
COUNTY OF WILL        )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Tina L. Wyatt 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 Tina L. Wyatt 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 Notarial Seal this 29<sup>th</sup> day of July, 2022.

*Geri Matuk*  
\_\_\_\_\_  
NOTARY PUBLIC



# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:


Tina L. Wyatt  
25622 S. Bordeaux Ave.  
Monee, IL 60449

MAIL TAX BILLS TO:

Tina L. Wyatt  
25622 S. Bordeaux Ave.  
Monee, IL 60449

AFTER RECORDING MAIL INSTRUMENT TO:  
FIRST BANK OF MANHATTAN  
P.O.BOX 85  
MANHATTAN, IL 60442

Exempt under provisions of  
Paragraph E,  
Section 31-45, Property Tax Code  
Dated: July 29, 2022

  
Buyer, Seller or Representative

# UNOFFICIAL COPY

## 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 | 10 | 2022

SIGNATURE: *Tina L. Wyatt*  
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:

*Suzanne Casagrande*

By the said (Name of Grantor): *Tina L. Wyatt*

On this date of: 8 | 10 | 2022

NOTARY SIGNATURE: *Suzanne Casagrande*

AFFIX NOTARY STAMP BELOW



### 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 | 11 | 2022

SIGNATURE: *Suzanne Casagrande*  
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:

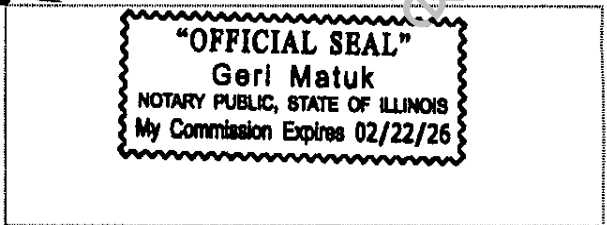
*Geri Matuk*

By the said (Name of Grantee): *Suzanne Casagrande*

On this date of: 8 | 11 | 2022

NOTARY SIGNATURE: *Geri Matuk*

AFFIX NOTARY STAMP BELOW



### 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)**)

# VILLAGE OF LANSING **UNOFFICIAL COPY**

**Patricia L. Eidam**  
Mayor



**Office of the Finance Director**

**Brian Hanigan**  
Finance Director

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: George Wyatt and Tina Wyatt

25622 S Bordeaux Avenue

Monroe, IL 60449

Telephone: 815-412-5360

Attorney or Agent: Tina Wyatt

Telephone No.: 815-412-5360

Property Address: 2724 178<sup>th</sup> Street

Lansing, IL 60438

Property Index Number (PIN): 30-30-313-031 & 032-0000

Water Account Number: 205 2260 00 08

Date of Issuance: September 12, 2022

(State of Illinois)

(County of Cook)

This instrument was acknowledged before me on September 12, 2022 by Catherine Kacmar.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



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