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Joc# 2234015023 Fee \$88.00

PHSP FEE:\$9.00 RPRF FEE: \$1.00

CAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/06/2022 11:19 AM PG: 1 OF 5

QUIT CLAIM DEED

(The above space for Recorder's use only)

THIS INDENTURE, WITNESSETH, THAT THE GRANTORS Salvador Soto and Ann Soto of 10348 S. Central Oak Lawn, Illinois 60453 for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, Conveys and Quitclaims unto Salvador Soto-Granados and Anna Soto as Co-Trustees under a Trust Agreement entitled the Soto Family Trust Dated August 4th, 2022 of 10348 S. Central Oak Lawn, Illinois 60453, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 2 IN ILLSLEY AND NAUGHTON SUBDIVISION OF THE SOUTH ½ OF LOT 6 AND THE NORTH 50 FEET OF LOT 7 IN FRANK DE LAUGACH'S CENTRAL AVENUE GARDENS BEING A SUBDIVISION OF THE EAST 2/5 OF THE EAST ½ OF THE NORTH EAST ¼ OF SECTION 17 TOWNSHIP 37 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT STREETS AND PARTS OF STREET HERETOFORE DEDICATED) IN COOK COUNTY, ILLINOIS

Property Address: 10348 S. Central Oak Lawn, Illinois 60453
P.I.N. 24 17 205 043 0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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, 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 for 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 provision 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 real or personal property, to grant easements or changes 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 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 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)

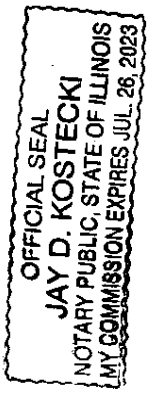
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that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations 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 all 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 to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

DATED this 4th day of August, 2022.

Salvador Soto (SEAL)
Salvador Soto
Ann Soto (SEAL)
Ann Soto



STATE OF ILLINOIS
COUNTY OF DUPAGE.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Salvador Soto and Ann Soto, personally known to me to be 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 4th of August, 2022.

My commission expires: _____
Jay D. Kostecki
Notary Public

This instrument prepared by the undersigned
Jack Kozar
Kozar Law Office, LLC
126 S. York Street, Elmhurst, IL 60126

For information only, insert address of property
10348 S. Central Oak Lawn, Illinois 60453

Send Subsequent tax bill to: Soto Family Trust 10348 S. Central Oak Lawn, Illinois 60453

Mail to: Kozar Law Office, LLC
126 S. York Street
Elmhurst, IL 60126

AFFIX TRANSFER STAMPS ABOVE

Exempt under provisions of Paragraph E or F, Section 31-45, Property Tax Code.

Jay D. Kostecki Date: 8/4, 2022
(Buyer, Sellers or Representative)

REAL ESTATE TRANSFER TAX		06-Dec-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
24-17-205-043-0000		20221001665775 0-358-495-568

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ACCEPTANCE BY TRUSTEE

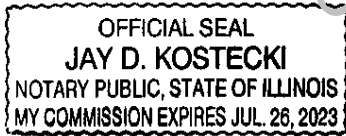
I, Salvador Soto-Granados as Co-Trustee of the Soto Family Trust dated Augusts 4th, 2022, do hereby accept the real property located at 10348 S. Central Oak Lawn, Illinois 60453 into said Trust.

Salvador Soto
Salvador Soto-Granados
Individually and as Co-Trustee

Date: 8-4-22

STATE OF ILLINOIS
COUNTY OF DUPAGE

Subscribed and Sworn before me on 8/4, 2022



Jay D. KostECKI
Notary Public

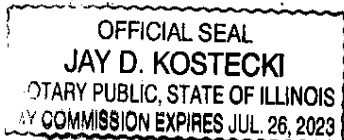
I, Anna Soto as Co-Trustee of the Soto Family Trust dated Augusts 4th, 2022, do hereby accept the real property located at 10348 S. Central Oak Lawn, Illinois 60453 into said Trust.

Anna Soto
Anna Soto
Individually and as Co-Trustee

Date: 8-4-2022

STATE OF ILLINOIS
COUNTY OF DUPAGE

Subscribed and Sworn before me on 8/4, 2022



Jay D. KostECKI
Notary Public

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STATEMENT BY GRANTOR AND GRANTEE

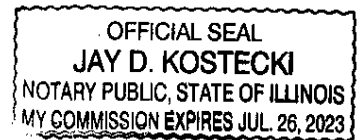
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 8/4, 2022

Signature: Salvador Soto
Grantor or Agent

Subscribed and sworn to before me
By the said Salvador Soto
This 4th day of August, 2022

NOTARY PUBLIC Jay D. Kostecki



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 8/4, 2022

Signature: Salvador Soto
Grantee or Agent

Subscribed and sworn to before me
By the said Salvador Soto
This 4th day of August, 2022

NOTARY PUBLIC Jay D. Kostecki



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



THE VILLAGE OF
OAK LAWN

CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

10348 S CENTRAL 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) 1 (D) of said Ordinance

Dated this 13TH day of OCTOBER, 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

13TH Day of OCTOBER, 2022

