

# UNOFFICIAL COPY

Doc#. 2234133078 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/07/2022 09:49 AM Pg: 1 of 5



## QUIT CLAIM DEED IN TRUST ILLINOIS STATUTORY

10008145(1/1)

GIT

Dec ID 20221201603438  
ST/CO Stamp 1-005-794-640

THIS INDENTURE WITNESSETH, That the GRANTOR(S), **Thomas M. Fitzgibbon and Jean M. Fitzgibbon**, a married couple, of 5001 Lamb Drive, of the Village of Oak Lawn, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **Thomas M. Fitzgibbon and Jean M. Fitzgibbon**, as Trustees of the **Thomas M. Fitzgibbon and Jean M. Fitzgibbon Joint Trust** dated November 29, 2022, as Tenants by the Entirety, of 5001 Lamb Drive, of the Village of Oak Lawn, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LOT 34 IN BLOCK 6 IN OAKDALE, A SUBDIVISION OF THAT PART OF THE SOUTH EAST QUARTER (1/4) OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2022.

Permanent Real Estate Index Number(S): **24-09-400-040-0000**

Address(es) of Real Estate: **5001 Lamb Drive  
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.

REAL ESTATE TRANSFER TAX		06-Dec-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-09-400-040-0000 | 20221201603438 | 1-005-794-640

THIS INSTRUMENT FILED FOR RECORD BY GIT AS AN ACCOMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

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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; 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 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 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.

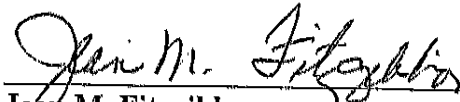
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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) 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 earning 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 earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid have hereunto set their hand(s) and seal(s) on this 29th day of November, 2022.

  
 \_\_\_\_\_  
 Thomas M. Fitzgibbon

  
 \_\_\_\_\_  
 Jean M. Fitzgibbon

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Thomas M. Fitzgibbon and Jean M. Fitzgibbon**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persons, 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 29th day of November, 2022.

*Charles M. Zarzecki*  
\_\_\_\_\_  
(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
SECTION 31 - 45, REAL ESTATE TRANSFER TAX  
LAW.

DATE: *Nov. 29, 2022*

*Thomas M. Fitzgibbon*  
\_\_\_\_\_  
Signature of Buyer/Seller or Representative

**Prepared By:** Charles M. Zarzecki, P.C.  
7480 W. College Drive, Suite 101  
Palos Heights, IL 60463

**Mail To:**  
Charles M. Zarzecki, P.C.  
7480 W. College Drive, Suite 101  
Palos Heights, IL 60463

**Name & Address of Taxpayer:**  
**Thomas M. Fitzgibbon and Jean M. Fitzgibbon Joint Trust**  
5001 Lamb Drive  
Oak Lawn, IL 60453

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## STATEMENT BY GRANTOR AND GRANTEE

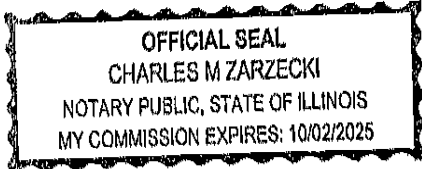
The grantor, or his agent, affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title 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 Nov. 29, 2022

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO before me  
this 27 day of Nov, 2022.

[Handwritten Signature]  
Notary Public



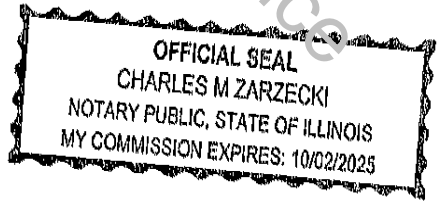
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title 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 Nov. 29, 2022

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO before me  
this 27 day of Nov, 2022.

[Handwritten Signature]  
Notary Public



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.

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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

5001 LAMB DRIVE

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 1ST day of DECEMBER, 2022

Thomas E. Phelan  
Village Manager

Terry Vordéer  
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

1ST Day of DECEMBER, 2022

