

UNOFFICIAL COPY

Doc#: 2234333137 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/09/2022 11:06 AM Pg: 1 of 4

TRUSTEE'S DEED

Mail to:

Margaret O'Sullivan PC
10723 W. 159th St.
Orland Park, IL 60467

Dec ID 20221101601017
ST/CO Stamp 0-471-922-000 ST Tax \$233.00 CO Tax \$116.50

GRANTEE'S ADDRESS

Name & Address of Taxpayer:

Paul S. Andersen
11451 Foxwoods Drive
Oak Lawn, IL 60453

THIS INDENTURE, made this 25th day of November 2022, between **EDWARD A. JOHNSON and VIRGINIA L. JOHNSON** as Trustees under the provisions of a Trust Agreement dated the 1st day of May 2001 and designated as Declaration of Trust of Edward A. Johnson and Virginia L. Johnson, GRANTORS and **DEBORAH A. ANDERSEN and PAUL S. ANDERSEN**, married of 9224 S 55th Ave, Oak Lawn, IL 60453, GRANTEES.

wife & husband as Tenants by the Entirety

NOW THEREFORE, the said TRUSTEES, by virtue of the power and authority given to said TRUSTEES in and by said trust agreement, and for and in consideration of the sum of ten dollars (\$10.00) and 00/100, in hand paid by the said Grantees, the receipt of which is hereby acknowledged; do hereby GRANT, SELL and CONVEY unto the said Grantees, the following described real estate, to-wit:

LOT 51 (EXCEPT THE NORTH 70.40 FEET THEREOF) IN FOXWOODS SUBDIVISION UNIT 8 OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 24-21-104-050-0000

ADDRESS OF REAL ESTATE: **11451 Foxwoods Dr, Oak Lawn, IL 60453**

TOGETHER, WITH ALL AND SINGULAR, the hereditaments and appurtenances thereunto belonging, or in any ways appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said Grantors had or which the said Grantors now have, in and to the said premises: TO HAVE and TO HOLD the same unto the said Grantees, as fully and effectually to all intents and purposes in law, as said Grantors might, could or ought to sell and convey the same, by virtue of the said trust agreement above referred to.

IN WITNESS WHEREOF, the said Grantors, as TRUSTEES of the aforesaid **Declaration of Trust of Edward A. Johnson and Virginia L. Johnson dated May 1, 2001**, has hereunto set said TRUSTEES' hand and seal the day and year first above written.

PROPERTY NATIONAL, TITLE 0022026197

1762

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Edward A. Johnson

EDWARD A. JOHNSON, as Trustee under the provisions of a Trust Agreement dated the 1st day of May 2001 and designated as Declaration of Trust of Edward A. Johnson and Virginia L. Johnson

Village of Oak Lawn Real Estate Transfer Tax \$1000 05056

Virginia L. Johnson

VIRGINIA L. JOHNSON, as Trustee under the provisions of a Trust Agreement dated the 1st day of May 2001 and designated as Declaration of Trust of Edward A. Johnson and Virginia L. Johnson

Village of Oak Lawn Real Estate Transfer Tax \$100 04172

Village of Oak Lawn Real Estate Transfer Tax \$50 07006

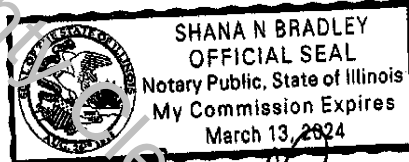
Village of Oak Lawn Real Estate Transfer Tax \$10 03176

STATE OF ILLINOIS)
)SS
WILL COUNTY)
DuPage

Village of Oak Lawn Real Estate Transfer Tax \$5 02279

I, the undersigned Notary Public, in aforesaid County, in the State aforesaid, DO HEREBY CERTIFY THAT, Edward A. Johnson and Virginia L. Johnson as Trustees under the provisions of a Trust Agreement dated the 1st day of May 2001 and designated as Declaration of Trust of Edward A. Johnson and Virginia L. Johnson, are 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 said TRUSTEES signed, sealed and delivered the said instrument as TRUSTEES' free and voluntary act, as such TRUSTEES for the uses and purposes therein set forth.

GIVEN under my hand and notary seal, this 25th day of November, 2022.



Shana N Bradley
NOTARY PUBLIC

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP

NAME AND ADDRESS OF PREPARER:
CAMERON T. LYTHBERG
LYTHBERG LAW, LLC
58 N. CHICAGO STREET
JOLIET, IL 60432

EXEMPT under provisions of paragraph _____ Section 31-45, Real Estate Transfer Tax Law.

Date: _____

Buyer, Seller or Representative

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RECORDER OR REGISTRAR'S DEED NO. _____ DATE RECORDED _____ <i>(For Recorder's Use Only)</i>

Property Maintenance Department _____ DATE _____ <i>(For Village of Oak Lawn Use Only)</i>

Village of Oak Lawn
REAL ESTATE TRANSFER TAX
 DECLARATION EXEMPTION



INSTRUCTIONS:

1) This form must be filled out completely, signed by the grantors (sellers) or their agent and grantees (buyers) or their agent and emailed to: Property Maintenance Dept. at transferstamps@oaklawn-il.gov for approval and presented to the Finance Dept. cashier's window, 8446 So. Raymond Ave., Oak Lawn, Illinois, 60453 or other designated agent, at the time of purchase of real estate transfer stamps as required by the Oak Lawn Real Estate Tax Ordinance along with a copy of the final water bill paid receipt for separate meter dwelling or properties and proof of a Point of Sale sewer inspection. The stamps must be affixed to the deed, and this form attached, when the title is recorded.

2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.

3) In cases involving an intermediary buyer, nominee or "straw man," one declaration form must be prepared for each deed that is to be recorded. One of these transactions may be exempt under Section 3-2-7F of the Village Code.

4) For additional information, please call the Property Department at (708) 499-7775, Monday through Friday, 8:30AM to 5:00 PM.

5) IT IS THE SELLER'S OBLIGATION TO MAKE ARRANGEMENTS FOR FINAL WATER BILL PAYMENT PRIOR TO VACATING THE PROPERTY. SELLER MUST CONTACT WATER BILLING AT (708)499-7762 TO SCHEDULE THE FINAL READING. MAKE PAYMENT VIA, CASH OR CHECK AT THE DESIGNATED TIME, UNLESS THE SALE IS A CONDOMINIUM UNIT WHICH IS NOT NECESSARY.

Address of Property 11451 Foxwood Dr, Oak Lawn, IL 60453 Unit # _____

Permanent Property Index Number 24-21-104-050-0000 Date of acquisition 11/30/2022 Type of Deed Trustee's Deed

Need to pay Sewer

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	\$ <u>233,000</u>
Amount of Tax (\$5.00 per \$1,000 or fraction of a thousand round to next highest thousand)	\$ <u>111.5</u>
(PAYMENT MUST BE MADE BY CASH, VISA, MC, DISCOVER OR CERTIFIED CHECK, CASHIER'S CHECK, MONEY ORDER OR ATTORNEY'S CHECK.)	

Note: The Village of Oak Lawn, Oak Lawn Real Estate Transfer Tax Ordinance specifically exempts certain transactions from Taxation. These exemptions are enumerated in Section 3-2-7F of the Village Code which is printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below. Please attach a Xerox copy of the signed & notarized deed, also Xerox copy of signed & notarized statement by Grantor/Grantee. I hereby declare that this transaction is exempt from taxation under the Oak Lawn Real Estate Transfer Tax Ordinance by Subsection _____ of Section 3-2-7F. (Carry over from page 2).

Details for exemption claimed (explain)

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: **(Please Print)**
(Seller)

Edward Johnson 11451 Foxwood Dr, Oak Lawn, IL 60453 _____
Name Current Address City, State, Zip Code

58 N. Chicago St, Ste. 404, Joliet, IL 60432
Seller's Forwarding Address Required

Signature _____ Date Signed 11/21/2022
Seller or Agent or Attorney

Grantee: **(Please Print)**
(Buyer)

Paul Andersen 8224 S 55th Ave, Oak Lawn, IL 60453 _____
Name Current Address City, State, Zip Code

kathyoradnik@msn.com 708-209-7520 _____
Email address Mobile Phone Number Home Phone Number

Signature _____ Date Signed _____
Buyer or Agent or Attorney

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

08-Dec-2022



COUNTY:	116.50
ILLINOIS:	233.00
TOTAL:	349.50

24-21-104-050-0000

| 20221101601017 | 0-471-922-000

Property of Cook County Clerk's Office