



\*23045570200\*

Doc# 2304557020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/14/2023 12:48 PM PG: 1 OF 5

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s) DeCaroly Berdell & Carlton Berdell, Sr, husband & wife

of the County of and State of ILLINOIS for and in consideration of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, CONVEY AND QUITCLAIM

unto the MARQUETTE BANK, an Illinois Banking Association., whose address is 9533 W. 143rd St., Orland Park, Illinois 60462, as Trustee under the provisions of a trust agreement dated the 31 day of January, 20 23 and known as Trust Number 31006 the following described Real Estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 11024 Jordan Dr., Oak Lawn, IL 60453
Permanent Index No: 24-16-308-025-0000

TO HAVE AND TO HOLD, the premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. See reverse side for terms and powers of trustee. 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 on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 31st day of January, 20 23

Signature of Carlton Berdell Sr.

Signature of DeCaroly Berdell

STATE OF ILLINOIS
SS
COUNTY OF

I, the undersigned, a Notary Public, in and for said County in the State aforesaid do hereby certify that DeCaroly Berdell and Carlton Berdell Sr. personally known to me to be the same person(s) whose name(s) 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.

Dated January 31, 2023

Signature of Frank T. Carey, Jr.

Notary Public

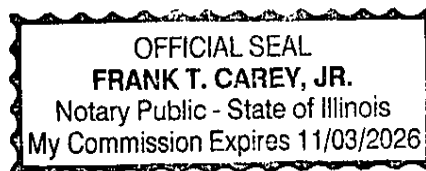


Table with REAL ESTATE TRANSFER TAX, COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00, and footer information including 24-16-308-026-0000 and 1-457-016-656

# UNOFFICIAL COPY

## TERMS AND CONDITIONS

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 futuro, and upon any terms and period 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 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 mortgage 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 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 a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register for note in the 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 case made and provided.

**AFTER RECORDING, PLEASE MAIL TO:**

Marquette Bank/Trust Department  
9533 W. 143<sup>rd</sup> Street  
Orland Park, Illinois 60462

**THIS INSTRUMENT WAS PREPARED BY:**

Carey and Carey  
13004 S. Western Ave.  
Blue Island, IL 60406

Mail Real Estate Tax bills to: DeCaroly & Carlton Berdell

11024 Jordan Dr.  
Oak Lawn, IL 60453

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### Parcel 1:

That part of Lot 14 in Acorn Glen, being a Subdivision of part of The South 1/2 of Section 16, Township 37 North, Range 13 East of The Third Principal Meridian, described as follows:

Commencing at the Southwest corner of said Lot 14; Thence due East, along the South line of said Lot 14, 6.40 feet; Thence due North 107.80 feet to a point of beginning on the Westerly Extension of the center line of a party wall; Thence North 89 Degrees 50 minutes 01 seconds East, along said center line and The Westerly and Easterly extensions thereof 79.00 feet; Thence due North 23.81 feet to a point on the Easterly extension of the center line of a party wall; Thence North 89 degrees 58 Minutes 16 seconds West, along said center line and the Easterly and Westerly extensions thereof, 79.0 feet; Thence due South 24.08 feet to the point of beginning; all in Cook County, Illinois.

### Parcel 2:

A perpetual right and non-exclusive easement in, over, along, across and to the common areas for ingress and egress and use of the open spaces as contained in declaration recorded November 23, 1994 as Document 94992372.

Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 2 | 9 | 2023

SIGNATURE: *Michael Carey*  
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:

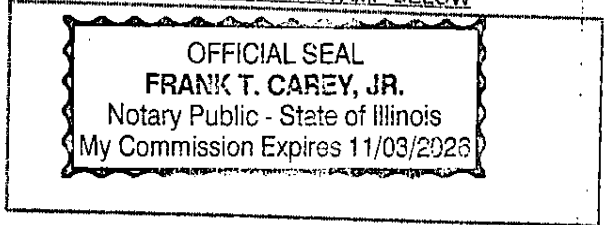
By the said (Name of Grantor): Michael Carey

On this date of: 2 | 9 | 2023

NOTARY SIGNATURE: *Frank T. Carey Jr*

Frank T Carey Jr

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 title to real estate under the laws of the State of Illinois.

DATED: 2 | 9 | 2023

SIGNATURE: *Michael Carey*  
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:

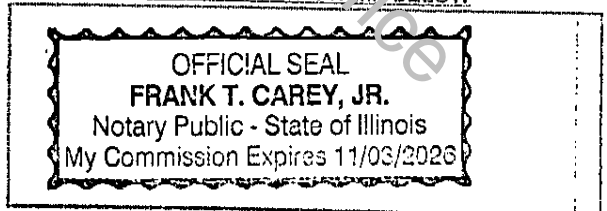
By the said (Name of Grantee): Michael Carey

On this date of: 2 | 9 | 2023

NOTARY SIGNATURE: *Frank T Carey Jr*

Frank T Carey Jr

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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

# UNOFFICIAL COPY

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

11024 JODAN DR

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 9TH day of FEBRUARY, 2023

Thomas. E. Phelan  
Village Manager

Terry Vorderer  
Village President

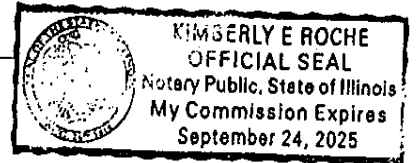
Claire Henning  
Village Clerk

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

9TH Day of FEBRUARY, 2023



Property of Cook County Clerk's Office