

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

**THE GRANTORS, WARREN A.
MILLER and LINDA J. MILLER,
Husband and Wife**

Doc#: 2307606138 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2023 10:14 AM Pg: 1 of 5

Dec ID 20230201659957
ST/CO Stamp 0-101-843-152

of the Village of Oak Lawn, of the County of Cook, and State of Illinois, for and in consideration of the sum of (\$10.00) TEN AND 00/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **QUIT CLAIMS** to **WARREN A. MILLER, JR. and LINDA J. MILLER** as Co-trustees of the **WARREN A. MILLER, JR. and LINDA J. MILLER Trust dated February 22, 2023**, their successors and/or assigns, and to any and all successors as Trustees appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 3 IN J. HERBERT CLINE'S OAK RIDGE MANOR, A SUBDIVISION OF THE EAST 1/2 OF THE NORTH 1/3 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NO. 1413202, IN COOK COUNTY, ILLINOIS.

Parcel Number: 24-06-104-013-0000

Parcel Address: 8708 S Oak Park Ave, Oak Lawn, IL 60453

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said

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Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 22 day of FEB, 2023
Warren A. Miller (SEAL) Linda J. Miller (SEAL)
WARREN A. MILLER LINDA J. MILLER

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that WARREN A. MILLER and LINDA J. MILLER are personally known to me to be the same person 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.

Given under my hand and official seal, this 22nd day of February, 2023.

Kathleen F Duhig
NOTARY PUBLIC

Commission expires 7/22/2023

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Dated: Feb. 22, 2023

Kathleen F Duhig
Agent

This instrument was prepared by:
Kathleen Farrell Duhig
4550 W. 103rd St., #202
Oak Lawn, IL 60453
(708) 448-2500



RETURN TO /MAIL TO:
Kathleen Farrell Duhig
Attorney at Law
4550 W. 103rd St., #202
Oak Lawn, IL 60453

SEND SUBSEQUENT TAX BILLS TO:
Warren A. Miller, Jr. & Linda J. Miller Joint Trust
8708 S Oak Park Ave
Oak Lawn, IL 60453

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2/22, 2023

Signature: Kathleen J. Duhig
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 22 day of February, 2023.



Notary Public Brandy Harris

The **grantee** or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 2/22, 2023.

Signature: Kathleen J. Duhig
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 22 day of February, 2023.





Notary Public Brandy Harris

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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
24-06-104-013-0000		20230201659957	0-101-843-152

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2/24/23



RECORDER
OR REGISTRAR'S
DEED NO. _____

DATE RECORDED _____
(For Recorder's Use Only)

Property Maintenance Department

DATE _____
(For Village of Oak Lawn Use Only)



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, 9446 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 8708 S. Oak Park, Oak Lawn, IL 60453 Unit # _____
 Permanent Property Index Number 24-06-104-013-0000 Date of closing _____ Type of Deed Deed in Trust

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	\$ _____
Amount of Tax (\$5.00 per \$1,000 or fraction of a thousand round to next highest thousand)	\$ _____
(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 1(d) of Section 3-2-7F. (Choose from page 2).

Details for exemption claimed (explain)
Conveying property into Trust.

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

Grantor: (Please Print)
 (Seller)
Warren A. Miller & Linda J. Miller 8708 S. Oak Park Ave., Oak Lawn, IL 60453
 Name Current Address City, State, Zip Code
8708 S. Oak Park, Oak Lawn, IL 60453
 Seller's Forwarding Address Required

Signature Kathleen Fruehig Date Signed 2/24/23
 Seller or Agent or Attorney

Grantee: (Please Print)
 (Buyer)
Warren A. Miller, Jr. & Linda J. Miller, Co-Trustees of the 8708 S. Oak Park, Oak Lawn, IL 60453
Warren A. Miller, Jr. and Linda J. Miller Trust dated February 22, 2023
 Name Current Address City, State, Zip Code
ljm_320@hotmail.com (708) 828-0642
 Email address Mobile Phone Number Home Phone Number

Signature Kathleen Fruehig Date Signed 2/24/23
 Buyer or Agent or Attorney