

# UNOFFICIAL COPY



\*2316457005\*

**DEED IN TRUST  
(ILLINOIS)**

Doc# 2316457005 Fee \$88.00

**Mail to:  
CHRISTINE A. BURMILA, LLC  
10735 S. Cicero Ave., Suite 204  
Chicago, IL 60453**

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/13/2023 10:33 AM PG: 1 OF 5

**Mail Subsequent Tax Bills to:  
SYLVIA ZAVALA, Trustee  
9704 Marion Avenue  
Oak Lawn, IL 60453**

**THIS INDENTURE WITNESSETH**, that the Grantor, **SYLVIA ZAVALA** a single person residing at 9704 Marion Avenue, Oak Lawn, Illinois 60453 for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable consideration in hand paid, **CONVEYS and QUIT CLAIMS** unto **SYLVIA ZAVALA, as Trustee under the DECLARATION OF THE SYLVIA ZAVALA REVOCABLE LIVING TRUST** dated the 15th day of **MAY, 2023** (hereinafter referred to as "said trustee" regardless of the number of trustees) residing at 9704 Marion Avenue, Oak Lawn, Illinois 60453 in and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

**LOTS 3 AND 4 IN BLOCK 6 IN FIRST ADDITION TO E.D. STONE AND COMPANY'S 95<sup>TH</sup> STREET COLUMBUS MANOR, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

**ADDRESS OF REAL PROPERTY :** 9704 Marion Avenue  
Oak Lawn, IL 60453

**PERMANENT INDEX NUMBER(S):** 24-08-115-053-0000

**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.

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, streets, 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

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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 present 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 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 relations 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 expedience of any act of said trustee, or be obliged or privileged to inquire into any of the terms of the 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 is 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.

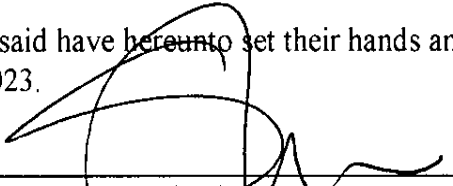
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.



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And the said Grantor hereby expressly waives and releases 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 or execution or otherwise.


**IN WITNESS WHEREOF**, the Grantor aforesaid have hereunto set their hands and seals this 15th day of May, 2023.

  
\_\_\_\_\_  
**SYLVIA ZAVALA**

STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF COOK )

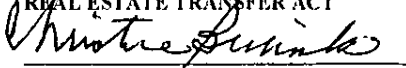
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **SYLVIA ZAVALA** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 15th day of May, 2023

  
\_\_\_\_\_  
Notary Public  
Commission expires \_\_\_\_\_



COOK COUNTY ILLINOIS  
TRANSFER STAMPS EXEMPT  
UNDER PROVISIONS OF  
PARAGRAPH E, SECTION 31-45  
REAL ESTATE TRANSFER ACT

  
\_\_\_\_\_  
Representative

May 15 2023  
Dated

**THIS DOCUMENT WAS PREPARED BY:**

**CHRISTINE A. BURMILA, LLC**  
**Attorney at Law**  
**10735 S. Cicero Ave., Suite 204**  
**Oak Lawn, IL 60453**

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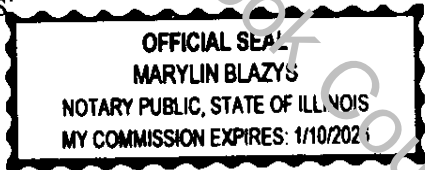
## STATEMENT BY GRANTOR AND GRANTEE

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 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 May 15th, 2023 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor or Agent  
this 15th day of May,  
2023.

Mary Blazys  
Notary Public  
My Commission Expires:



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 May 15th, 2023 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee or Agent  
this 15th day of May,  
2023.

Mary Blazys  
Notary Public  
My Commission Expires:



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



## CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

9704 S MARION

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 JUNE, 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

1ST Day of JUNE, 2023

