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2317925008I

Doc# 2317925008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/28/2023 10:16 AM PG: 1 OF 5

DEED IN TRUST

Prepared by:
Angelo J. Vitiritti
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, IL 60438

(The space above for Recorder's use only)

THE GRANTOR, **SHARON NOVAK**, of 18034 Oak Avenue, Village of Lansing, County of Cook, State of Illinois, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim my interest in the property to:

SHARON NOVAK, as Trustee of the **SHARON NOVAK LAND TRUST AGREEMENT NUMBER 1, dated June 19, 2023**, of 18034 Oak Avenue, Village of Lansing, County of Cook, State of Illinois, and to any and all successors as Trustee appointed under said Trust, or who may be legally appointed, the following described real estate:

LOTS 18 AND 19 IN RESUBDIVISION OF BLOCK "F" IN LANSING, A SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1873 AS DOCUMENT 111083 IN BOOK 5 OF PLAT, PAGE 33, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 18281 Grant Street, Lansing, IL 60438
PARCEL NUMBER: 30-32-304-012-0000 and 30-32-304-013-0000

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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, street, 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.

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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 enquire into the powers and authority or 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 above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said 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 with the title, estate, rights, powers and duties of the preceding Trustee.

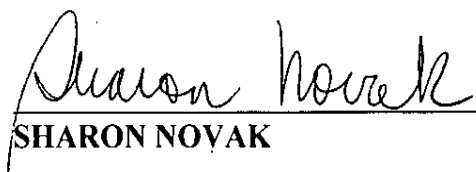
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall no have any title or interest therein, legal or equitable, except as stated.



4. 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 in 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(s) 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 19th day of June, 2023.

 (SEAL)
SHARON NOVAK

REAL ESTATE TRANSFER TAX		28-Jun-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
30-32-304-012-0000	20230601658033	1-925-576-400

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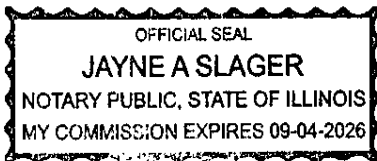
The transfer of title and conveyance herein is hereby accepted by **SHARON NOVAK**, as Trustee of the **SHARON NOVAK LAND TRUST AGREEMENT NUMBER 1**, dated **June 19, 2023**.

 (SEAL)
SHARON NOVAK

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

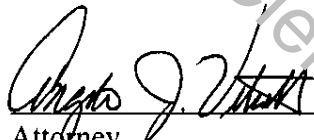
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **SHARON NOVAK**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of June, 2023.




NOTARY PUBLIC

This transaction exempt from taxation by virtue of Section 31-45, Paragraph E of the Illinois Real Estate Transfer Tax Act.


Attorney

6/19/2023
Date

MAIL TO:
Angelo J. Vitiritti
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, IL 60438

SEND SUBSEQUENT TAX BILLS TO:
Sharon Novak
18034 Oak Avenue
Lansing, IL 60438

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STATEMENT BY GRANTOR AND GRANTEE

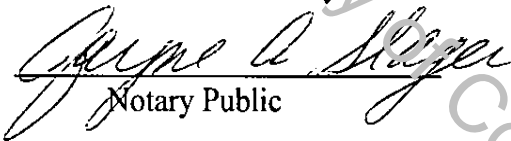
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

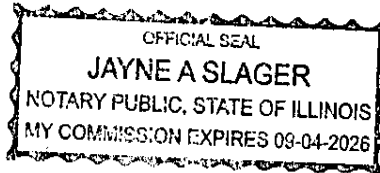
Dated June 19, 20 23

Signature: 

Grantor or Agent

Subscribed and sworn to before me by the said Agent this 19th day of June 20 23.


Notary Public



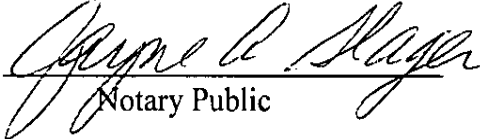
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

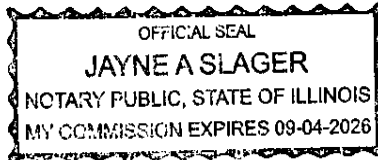
Dated June 19, 20 23

Signature: 

Grantee or Agent

Subscribed and sworn to before me by the said Agent this 19th day of June 20 23.


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.

(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.)

VILLAGE OF LANSING **UNOFFICIAL COPY**

Patricia L. Eidam
Mayor



Office of the Finance Director

Brian Hanigan
Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Sharon Novak
18281 Grant Street
Lansing, IL 60438

Telephone: 708-307-3210

Attorney or Agent: Angelo J Viriutti, Scott R Wheaton & Associates
 Telephone No.: 708-895-2200

Property Address: 18281 Grant Street
Lansing, IL 60438

Property Index Number (PIN): 30-32-304-012 & 013-0000

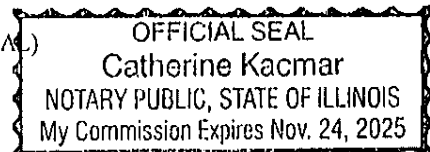
Water Account Number: 303 3210 00 01

Date of Issuance: June 27, 2023

(State of Illinois)
(County of Cook)
This instrument was acknowledged before
me on June 27, 2023 by
Catherine Kacmar.

VILLAGE OF LANSING
By: [Signature]
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.