

UNOFFICIAL COPY

TRUSTEE'S DEED

This indenture made this 13TH day of **September, 2023**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Successor Trustee to First National Bank of Evergreen Park** as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 26th day of **May, 1983**, and known as Trust Number **7315**, party of the first part, and **Mary T Malone, widowed and not since remarried**

Whose address is:
 4205 W 99th Pl
 Oak Lawn IL 60453
 party of the second part.

Doc#: 2326933324 Fee: \$107.00
 Karen A. Yarbrough
 Cook County Clerk
 Date: 09/26/2023 01:29 PM Pg: 1 of 6

 Dec ID 20230901631884
 ST/CO Stamp 0-913-867-728

Reserved for Recorder's Office

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **COOK** County, Illinois, to wit:

LOT 19 (EXCEPT THE WEST 45 FEET THEREOF) AND THE WEST 35 FEET OF LOT 20 IN BLOCK 4 IN BEVERLY LAWN, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Address: 4205 W 99TH PL., OAK LAWN, IL 60453
Permanent Tax Number: 24-10-422-024-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

FIDELITY NATIONAL TITLE 0023017244
FIDE

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



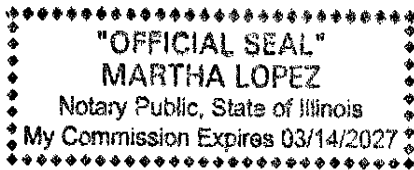
CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Linda Lee Lutz*
Linda Lee Lutz, Assistant Vice President

State of Illinois
County of Cook **SS.**

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Linda Lee Lutz, Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 13th day of September, 2023



[Signature]
NOTARY PUBLIC

This instrument was prepared by:
Linda Lee Lutz, AVP/LTO
CHICAGO TITLE LAND TRUST COMPANY
15255 S 94th Ave., Suite 500
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

Farrell & Farrell, Ltd.

4550 W. 103rd Street, #202

Oak Lawn, IL 60453

Exempt under provision of Par. E, Sec. 4, Real Estate Transfer Tax Act, Dated: 9/21/23
Agent: Samuel Farrell

SEND TAX BILLS TO:

Mary T. Malone

4205 W. 99th Pl

Oak Lawn, IL 60453

PROPERTY ADDRESS: 4205 W 99TH PL., 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 9/21, 2023
Signature: Carrie Farrell
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 21 day of September, 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 9/21, 2023.
Signature: Carrie Farrell
Grantee or Agent

Subscribed and sworn to before me by the said agent this 21 day of September, 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

REAL ESTATE TRANSFER TAX		25-Sep-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
24-10-422-024-0000	20230901631384	0-913-867-728

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916 South Raymond Avenue, Oak Lawn Illinois 60453

Telephone: (708) 636-4400 | Facsimile (708) 636-8606 | WWW.OAKLAWN-IL.GOV



THE VILLAGE OF
OAK LAWN

CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

4205 W 99TH PL

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 22ND day of SEPTEMBER, 2023

Thomas E. Phelan
Village Manager

Terry Vorderer
Village President

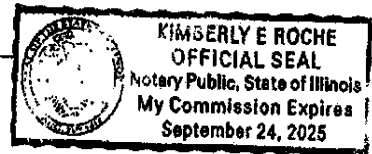
Claire Henning
Village Clerk

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

22ND Day of SEPTEMBER, 2023



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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, 9448 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 4205 W. 99th Place, Oak Lawn, IL 60453 Unit # _____
Permanent Property Index Number 21-10-422-024-00 Date of closing _____ Type of Deed Trustee's Deed

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, CASHIERS 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)
Owner deeding property out of a land trust.

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

Grantor: (Please Print)
(Seller)
Chicago Land Trust Company as Trustee of 4205 W. 99th Place, Oak Lawn, IL 60453
Land Trust Number 7315
Name Current Address City, State, Zip Code

4205 W. 99th Place, Oak Lawn, IL 60453

Seller's Forwarding Address Required
Signature Daniel Farrell Date Signed 9/21/23
Seller or Agent or Attorney

Grantee: (Please Print)
(Buyer)
Mary T. Malone 4205 W. 99th Place, Oak Lawn, IL 60453
Name Current Address City, State, Zip Code

(708) 990-1331

Email address Daniel.Farrell Mobile Phone Number _____ Home Phone Number _____
Signature Daniel Farrell Date Signed 9/21/23
Buyer or Agent or Attorney