

# UNOFFICIAL COPY

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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/22/2024 9:08 AM Pg: 1 of 5

Dec ID 20240401690686

## WARRANTY DEED IN TRUST

PAGE 1 OF 2

THE GRANTORS, ROGER A.  
MINNIS AND DIANE MINNIS,  
HUSBAND AND WIFE,

of the Village of Oak Lawn, County of Cook, State of ILLINOIS, for consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to grantees, ROGER A. MINNIS AND DIANE M. WRIGHT MINNIS, TRUSTEES OF THE ROGER A. MINNIS AND DIANE M. WRIGHT MINNIS LIVING TRUST DATED APRIL 16, 2024, AND ANY AMENDMENTS THERETO, all interest in the following described real estate in the County of Cook, State of ILLINOIS, together with all tangible personal property permanently or regularly located at and used in and about said premises, *to wit*:

*SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION*

The premises commonly known as: 9755 S. Rutherford Ave., Oak Lawn, IL 60453

Permanent Index Number (PIN): 24-07-209-021-0000 and 24-07-209-022-0000

*Exempt under provisions of Section 4, Paragraph (e) of the Real Estate Transfer Tax Act.*

April 16, 2024,

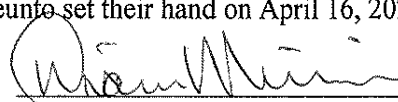
  
Roger A. Minnis

  
Diane Minnis

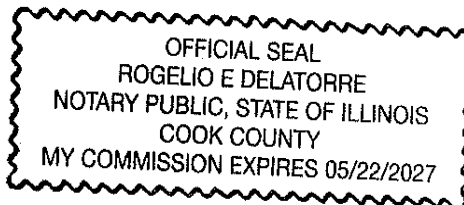
*The legal description contained on this document was not independently verified through title research or a title insurance company, per the request of the client, and is based solely upon the last recorded deed or other documentation provided by the client.*

IN WITNESS WHEREOF, the grantors have hereunto set their hand on April 16, 2024.

  
Roger A. Minnis

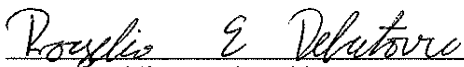
  
Diane Minnis

State of Illinois        )  
                                  ) ss.  
County of Cook        )



THIS DOCUMENT PREPARED BY:  
AMY DELANEY, ESQ.  
DDV LAW, LTD.  
14524 JOHN HUMPHREY DRIVE  
ORLAND PARK, IL 60462

Subscribed and sworn to before me on April 16, 2024

  
Notary Public, Employed by DDV Law, Ltd.

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SUBJECT TO the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints a successor trustee, (2) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, and (3) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (4) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage, or lease said premises or otherwise act as stated in the written certification.

The Trustees, which term shall refer to the Trustees originally named or to any successor Trustee(s), subject to the conditions aforesaid shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

IN WITNESS WHEREOF, the Grantors aforesaid has transferred and the Grantees have hereunto affixed signature on this 16<sup>th</sup> DAY of April 2024, AS PROOF OF ACCEPTANCE OF SAID PROPERTY:

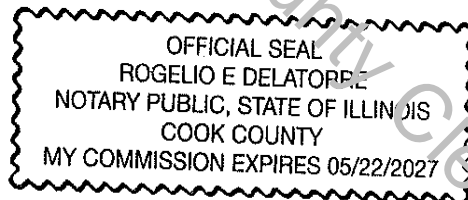


ROGER A. MINNIS, TRUSTEE OF THE ROGER A. MINNIS AND DIANE M. WRIGHT MINNIS LIVING TRUST, DATED APRIL 16, 2024

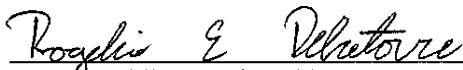


DIANE M. WRIGHT MINNIS, TRUSTEE OF THE ROGER A. MINNIS AND DIANE M. WRIGHT MINNIS LIVING TRUST, DATED APRIL 16, 2024

State of Illinois            )  
  ) ss.  
County of Cook            )



I, the undersigned, Notary Public, certify Roger A. Minnis and Diane M. Wright Minnis, personally known to me to be the same person who signed the foregoing instrument, appeared before me on April 16, 2024, in person, and acknowledged that this instrument was signed and delivered as a free and voluntary act, for the uses and purposes therein set forth.



Notary Public, Employed by DDV Law, Ltd.

**MAIL TO:**

AMY DELANEY, ESQ.  
DDV LAW LTD.  
14524 JOHN HUMPHREY DRIVE  
ORLAND PARK, IL 60462

**SEND SUBSEQUENT TAX BILLS TO:**

ROGER AND DIANE MINNIS  
9753 S. RUTHERFORD AVE.,  
OAK LAWN, IL 60453

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Exhibit "A"  
Legal Description

LOT 27 AND 28 IN BLOCK 11 IN DEARBORN HEIGHTS, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTH EAST ¼ OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The premises commonly known as: 9755 S. Rutherford Ave., Oak Lawn, IL 60453

Permanent Index Number (PIN): 24-07-209-021-0000 and 24-07-209-022-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name or 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 title to real estate under the laws of the State of Illinois.

Dated on April 16, 2024

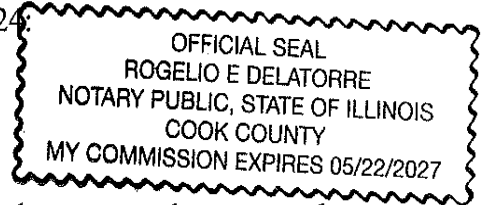
Grantor:

*Roger A. Minnis*  
Roger A. Minnis

*Diane Minnis*  
Diane Minnis

SUBSCRIBED AND SWORN TO BEFORE ME ON APRIL 16, 2024:

*Rogelio E Delatorre*  
Notary Public, Employed by DDV Law, Ltd.



The grantee or their agent affirms that, to the best of their knowledge, the name or 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 title to real estate under the laws of the State of Illinois.

Dated on April 16, 2024

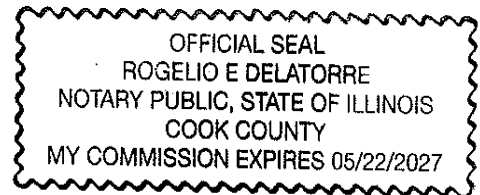
Grantees:

*Roger A Minnis*  
ROGER A. MINNIS, TRUSTEE OF THE ROGER A. MINNIS AND DIANE M. WRIGHT MINNIS LIVING TRUST, DATED APRIL 16, 2024

*Diane M. Wright Minnis*  
DIANE M. WRIGHT MINNIS, TRUSTEE OF THE ROGER A. MINNIS AND DIANE M. WRIGHT MINNIS LIVING TRUST, DATED APRIL 16, 2024

SUBSCRIBED AND SWORN TO BEFORE ME ON APRIL 16, 2024:

*Rogelio E Delatorre*  
Notary Public, Employed by DDV Law, Ltd.



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.

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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

9755 S RUTHERFORD AVE

Oak Lawn II 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 20TH day of MAY, 2024

  
Thomas E. Phelan  
Village Manager

Terry Vorderer  
Village President

Claire Henning  
Village Clerk

Thomas E. Phelan  
Village Manager

Village Trustees  
Tim Desmond  
Paul A. Mailo  
Alex G. Olejniczak  
James Pembroke  
Ralph Soch  
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this  
20TH Day of MAY, 2024



