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WARRANTY DEED IN TRUST

PAGE 1 OF 2

THE GRANTORS, ROGER A.
MINNIS AND DIANE MINNIS,
HUSBAND AND WIFE IN JOINT
TENANCY,

Doc#. 2414320016 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/22/2024 9:08 AM Pg: 1 of 5

Dec ID 20240401690627

of the Village of Oak 1.4 vn, 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: 9753 S. Ruther orc' Ave., Oak Lawn, IL 60453

Permanent Index Number (PIN): 24-07-209-064-0000

Exempt under provisions of Section 4, Paragraph (e) of the Re 1 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

OFFICIAL SEAL
ROGELIO E DELATORRE
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 05/22/2027

Subscribed and sworn to before me on April 16, 2024

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

Notary Public, Employed by DDV Law, Ltd.

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 of resaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

				Grantees have hereunto affixed
signature on this 16th	DAY of April 2	024, AS PROOF OF	ACCEPTANCE OF	SAID PROPERTY:
Road	Uni	C	Wienlik	Millin.
ROGER A MINNIS, T	RUSTEE OF THE F	ROGER A. MINNIS	DIANE M. WRIGHT	MINNIS, TRUSTEE OF THE
AND DIANE M. WRIG	HT MINNIS LIVI	NG TRUST, F.ATED	ROGER A. MINNIS	and Diane M. Wright Minnis
APRIL 16, 2024			LIVING TRUST, DAT	TED APRIL 16, 2024
·		humm	mmm	,
			CIAL SEAL	§
G		ROGELIO	E DELATORRE	ζ
State of Illinois)	NOTARY PUBLIC	C, SIMIT OF ILLINOIS	ζ
) ss.	COOK	COUNTY	>
County of Cook)	MY COMMISSION	I EXPIRES \$5/22/2027	ζ
County of Cook	,	<i>~~~~~~</i>	mamm	§
				1.36

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. OFFICO

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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Legal Description

Lot 29 and the South 20 feet of Lot 30 in Block 11 in Dearborn Heights, being a Subdivision of the West half of the Northeast quarter of Section 7, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

imber (Ph. Occook County Clerk's Office The premises commonly known as: 9753 S. Rutherford Ave., Oak Lawn, IL 60453

Permanent Index Number (PIN): 24-07-209-064-0000

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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

		ş*••
Grantor:	Roger A. Minnis	Diane Minnis
	70 ₀ 0	
SUBSCRIBI	ED AND SWOKN TO BEFORE ME ON APP	
Rocyllo Notary Publi	c, Employed by DDV Law, 1 td.	OFFICIAL SEAL ROGELIO E DELATORRE NOTARY PUBLIC, STATE OF ILLINOIS COOK COUNTY MY COMMISSION EXPIRES 05/22/2027
the deed or corporation of Illinois, a par	or their agent affirms that, to the Fest of their kassignment of beneficial interest in a land or foreign corporation authorized to do busing the thership authorized to do business or acquire a sized as a person and authorized to do business of Illinois.	trust is either a natural person, an Illinois ess or acquire and hold title to real estate in and hold title to real estate in Illinois, or other
Dated on Ap	ril 16, 2024	C ₂
Grantees:	ROGER A. MINNIS, TRUSTEE OF THE ROGER A. MINNIS AND DIANE M. WRIGHT MINNIS LIVING TRUST, DATED APRIL 16, 2024	DIANE M. WRIGHT MINIS, TRUSTEE OF THE ROGER A. MINNIS AND DIANE M. WRIGHT MINNIS LIVING TRUST, DAFED APRIL 16, 2024
SUBSCRIBE	ED AND SWORN TO BEFORE ME ON APF	RIL 16, 2024:
Royli Notary Publi	c, Employed by DDV Law, Ltd.	OFFICIAL SEAL ROGELIO E DELATORRE NOTARY PUBLIC, STATE OF ILLINOIS COOK COUNTY MY COMMISSION EXPIRES 05/22/2027

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

9753 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 ints	
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	/ Kong / tul
	Thomas. E. Phelan

Village Manager

MAY

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

Kimberly & Roche

MY Commission Expires
September 24, 2025

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