

# UNOFFICIAL COPY



\*2416908010\*

Doc# 2416908010 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/17/2024 11:26 AM

PAGE: 1 OF 6

Property of Cook County Clerk's Office

## Trustee's Deed

Pin: 24-06-203-035-0000

Property Address:

8758 Nashville Avenue

Oak Lawn, IL 60453

24BAR59951

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## TRUSTEE'S DEED

THE GRANTOR, CHARLES J. MARCH, JR., as Trustee of the Charles J, March Living Trust under Agreement dated June 12, 2017 of the City of Oak Lawn, County of Cook and State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to Charles J. March, Jr. and Barbara J. March, husband and wife, 8758 Nashville Avenue, Oak Lawn, IL 60453, County of Cook and State of Illinois, the following described Real Estate:

LOT 11 IN BLOCK 8 IN RIDGELAND PARK ADDITION, A SUBDIVISION OF THAT PART LYING EAST OF AND ADJOINING THE CENTER LINE OF NEENAH BROOK OF THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 352 FEET OF THE EAST 620 FEET OF SAID NORTH 1/2) OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID CENTER LINE OF NEENAH BROOK BEING A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 728 FEET WEST OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, A DISTANCE OF 1229.75 FEET WEST OF THE SOUTHEAST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

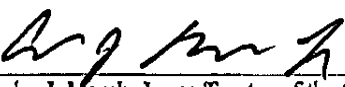
Above Space for Recorder's Use Only

situated in the County of Cook, State of Illinois to have and hold not as tenants in common but as JOINT TENANTS. The Grantors hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number: 24-06-203-035-0000  
 Common Address of Real Estate: 8758 Nashville Avenue, Oak Lawn, IL 60453

Dated this 8 day of June, 2024

GRANTOR:

 (SEAL)  
 Charles J. March, Jr., as Trustee of the Charles J. March Living Trust under Agreement dated June 12, 2017

# UNOFFICIAL COPY

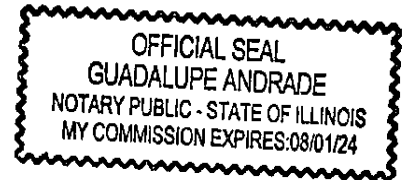
STATE OF ILLINOIS    )  
                                  )  
COUNTY OF COOK    )

I, Guadalupe Andrade, a Notary Public in and for said County and State, do hereby certify that Charles J. Marsh, Jr., personally known to me to be the same person whose name is subscribed to the foregoing instrument, individually, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act and in his capacity as said Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8 day of June, 2024



Notary Public Signature



My Commission Expires: 8/1/2024

EXEMPT under provisions of paragraph e Section 4, Real Estate Transfer Act

This instrument was prepared by:

Charles J. Marsh, Jr., 8758 Nashville Avenue, Oak Lawn, IL 60453

[Signature]                      6-8-24  
Signature                                      Date

MAIL TO:

Charles J. Marsh, Jr.  
8758 Nashville Avenue  
Oak Lawn, IL 60453

SEND SUBSEQUENT TAX BILLS TO:

Charles J. Marsh, Jr.  
8758 Nashville Avenue  
Oak Lawn, IL 60453

011.146839.1

REAL ESTATE TRANSFER TAX

17-Jun-2024



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

24-06-203-035-0000 | 20240601625868 | 1-312-611-632

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EXHIBIT A

## LEGAL DESCRIPTION

LOT 11 IN BLOCK 8 IN RIDGELAND PARK ADDITION, A SUBDIVISION OF THAT PART LYING EAST OF AND ADJOINING THE CENTER LINE OF NEENAH BROOK OF THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 352 FEET OF THE EAST 620 FEET OF SAID NORTH 1/2) OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID CENTER LINE OF NEENAH BROOK BEING A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 728 FEET WEST OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, A DISTANCE OF 1229.75 FEET WEST OF THE SOUTHEAST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 8758 Nashville Avenue, Oak Lawn, IL 60453  
PIN # 24-06-203-035-0000

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY 65 ILCS 6/3-6020 (from Ch. 24, par. 3-6020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 6/8/2024

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature:

Subscribed and sworn to before me, Name of Notary Public:

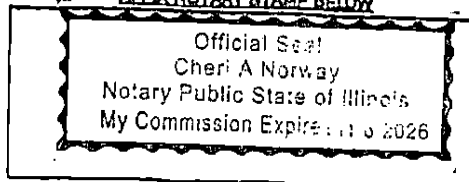
By the said (Name of Grantor): Amanda Williams

On this date of: 6/8/2024

NOTARY SIGNATURE: [Signature]

Cheri Norway

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 6/8/2024

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature:

Subscribed and sworn to before me, Name of Notary Public:

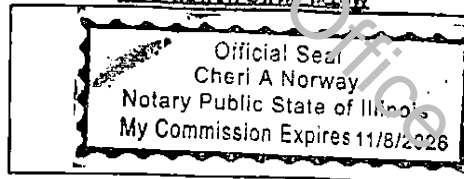
By the said (Name of Grantee): Amanda Williams

On this date of: 6/8/2024

NOTARY SIGNATURE: [Signature]

Cheri Norway

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 65 ILCS 6/3-6020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act**: (65 ILCS 200/Art. 31))

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9446 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

8758 S NASHVILLE AVE

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 12TH day of JUNE, 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. Mallo  
Alex G. Olejniczak  
James Pembroke  
Ralph Soch  
William (Bud) Stalker

SUBSCRIBED and SWORN to before me this

12TH Day of JUNE, 2024

