

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor
 Marvin Lee Jurgerson
 and Marie G. Jurgerson, Husband
 and Wife, as Joint Tenants,

of the County of Cook and State of Illinois
 for and in consideration of Ten --- dollars,
 and other good and valuable considerations in
 hand paid, conveys and warrants unto the
 CREATHANE TRUST COMPANY, an Illinois
 Corporation, as Trustee under the provisions of a
 Trust Agreement

dated the 6th day of December, 1994,
 known as Trust Number 7674, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 7 in Block 1 in Lincoln Highlands Subdivision being a Subdivision of the West 1/2 of the North East 1/4 (except the East 514.25 feet of the North 3/4 of the North 1/2 of the West 1/2 of the North East 1/4) and (except that part of the North 993.79 feet of the West 1/2 of the North East 1/4 lying West of the East 632925 feet of the West 1/2 of the North East 1/4) of Section 19 Township 35 North, Range 14 East, of the Third Principal Meridian in Cook County, Illinois according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on July 25, 1980 as Document No. 25526074, all in Cook County, Illinois.

Retention Tax Number

32-19-200-011-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed, or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries

Street address of above described property: 1037 Damico Drive, Chicago Heights, IL 60411

0004
 RECORDIN * 25.00
 POSTAGE * 0.50
 95524150 H
 SUBTOTAL 25.50
 CASH 25.50

08/02/95

PURC CTR
 0015 MCM 12:43

(Reserved for Recorder's Use Only)

OPTION APPROVED

L. R. Cottrell

CHICAGO HEIGHTS

95524158

25.50
D.P.

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thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

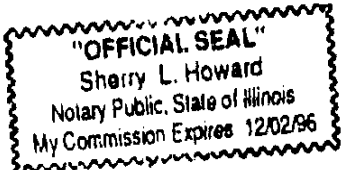
And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 28th day of February, 1995.
Marvin Lee Jurgeron (Seal) Marie G. Jurgeron (Seal)
MARVIN LEE JURGERON (Seal) MARIE G. JURGERON (Seal)

STATE OF ILLINOIS
COUNTY OF SS

I, Sherry L. Howard a Notary Public in and for said County, in the state aforesaid do hereby certify that

Marvin Lee Jurgeron and Marie G. Jurgeron, Husband and Wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instruments as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



COOK COUNTY
RECORDER
JESSE WHITE
MARKHAM OFFICE

Given under my hand and Notarial Seal this 28th day of February, 1995.

Sherry L. Howard
Notary Public

Mail this recorded instrument to:

GreatBanc Trust Company
20900 S. Western Ave.
Olympia Fields, IL 60461

Mail future tax bills to:

Marvin Lee and Marie G. Jurgeron
1037 Damico Drive
Chicago Heights, IL 60411

This instrument prepared by:

Sherry L. Howard, Esq.
Post Office Box 2072
Chicago Heights, IL 60411



GREATBANC TRUST COMPANY

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par _____ and Cook County Ord 93-0-27 par _____
Olympia Fields, Illinois
Aurora, Illinois

Date 2/28/95 Sign. Sherry L. Howard

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STATEMENT BY GRANTOR AND GRANTEE

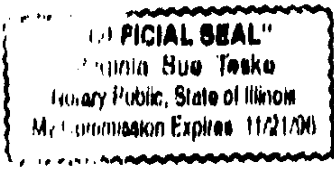
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated 2/28, 1995

Signature: Arthur J. Howard, Agent
Grantor or Agent

Subscribed and sworn to before me for Marvin Marie Quigley

by the said agent for grantor
this 28th day of February, 1995



Notary Public Virginia Sue Teske

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 2/28, 1995

Signature: Arthur J. Howard, Agent
Grantor or Agent

Subscribed and sworn to before me for Marvin Marie Quigley

by the said agent for grantor
this 28th day of February, 1995



Notary Public Virginia Sue Teske

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.)

EXEMPTION APPROVED
John M. Costello
CITY CLERK
CITY OF CHICAGO HEIGHTS

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Property of Cook County Clerk's Office

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City of Chicago Heights

REAL ESTATE TRANSFER TAX

9-13-95

DECLARATION EXEMPTION

RECORDER OR REGISTRAR'S
DEED NO. _____
DATE RECORDED _____
(For Recorder's Use Only)

INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the City Clerk, 1801 Chicago Road, Chicago Heights, IL, or other designated agent, at the time of purchase of real estate transfer stamps as required by the Chicago Heights Real Estate Transfer Tax Ordinance. 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 most 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 is usually exempt under Section 39-106 of the Ordinance.
- 4) A signed copy of the Illinois Tax Declaration form must be filed with the City Clerk, pursuant to Section 39-104 of the Ordinance, at the time of payment of the Chicago Heights Real Estate Transfer Tax.
- 5) For additional information, please call City Hall, 756-5300, Monday - Friday, 9:00 a.m. - 5:00 p.m.

Address of Property 1037 Damico Drive, Chicago Heights, IL, 60411
Street Zip Code

Permanent Property Index No. 33-19-009-911-0000

Date of Deed February 28, 1995

Type of Deed Warranty Deed in Trust

Full Actual Consideration (include amount of mortgage and value of liabilities assumed)	\$ <u>0.00</u>
Amount of Tax (\$4.00 per \$1,000 or fraction thereof of full actual consideration)*	\$ <u>0.00</u>

Note: The Chicago Heights Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 39-106 of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the Chicago Heights Real Estate Transfer Tax Ordinance by paragraph(s) 3 of Section 39-106 of said ordinance.

Details of exemption claimed: (Explain) Property is being placed in Trust for the benefit of the present owners.

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

Grantor: (Seller) (Please Print)

Marie & Marvin Jurgenson 1037 Damico DR., Chicago Heights, IL, 60411
Name Address Zip Code

Signature Shirley Howard Attorneys Date Signed 2/28/95

Grantee: (Buyer) (Please Print) Marie & Marvin Jurgenson

N/A Name Address Zip Code

Signature Shirley Howard Attorneys Date Signed _____

Marie & Marvin Jurgenson Buyer or Agent

Joseph J. Dougherty

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Section 39-106 - EXEMPTIONS

(A) The tax imposed by this Section shall not apply to the following transactions, provided said transaction in each case is accompanied by a certificate setting forth the facts or such other certificate or record as the City Clerk may require:

- (1) Transactions involving property acquired by or from any governmental body;
- (2) Transactions in which the deed or assignment secures debt or other obligations;
- (3) Transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;
- (4) Transactions in which the actual consideration is less than Five Hundred Dollars (\$500.00);
- (5) Transactions in which the deeds are tax deeds;
- (6) Transactions in which the deeds are releases of property which is security for a debt or other obligation;
- (7) Transactions in which deeds are participation deeds;
- (8) Transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (9) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (10) Transactions wherein there is an actual exchange of real property except that the money difference of money's worth paid from one or the other shall not be exempt from the tax;
- (11) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States;
- (12) A transfer by lease;
- (13) Transactions in which the deeds are issued to a holder of a mortgage, as defined by Illinois Revised Statutes, Chapter 110, paragraph 15-103, pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure; and
- (14) Transactions involving property acquired by a qualified 501(c)(3) organization.

Section 39-108 - REFUNDS

(A) Reinvestment: A grantor or seller who has paid to the City Treasurer the tax provided for in subsection 102 herein shall be entitled to a refund of such tax provided any such grantor or seller meets all of the following requirements:

- (1) Has owned and occupied the dwelling on the property for which such tax was paid as his principal residence;
- (2) Has not rented or leased any portion(s) of the dwelling or real property sold to another person or persons;
- (3) Has bought or built a single-family dwelling or condominium unit within the City limits within one year from the payment of the tax sought to be refunded; and
- (4) owns and occupies said single-family dwelling or condominium unit as his principal residence;

(B) Senior Citizens: Any grantor or seller who is a senior citizen and who has paid to the City Treasurer the tax provided for in Section 31-102 here shall be entitled to a one-time only refund of such tax, provided any one of such grantors or sellers meets all of the following requirements:

- (1) Has reached sixty-five (65) years of age or older;
- (2) Has owned and occupied the dwelling on the property sold or transferred for more than one year prior to its sale or transfer;
- (3) Has not rented or leased any portion(s) of the dwelling or real property to any other person or persons.

In the event any co-owner who is sixty-five (65) years of age or older dies prior to the sale of a qualifying dwelling, the surviving co-owner who is at least sixty (60) years of age at the time of the sale of said dwelling shall be entitled to claim the above refund.

Application for refunds can be obtained at the time transfer tax is paid or upon request to:

City Clerk
City of Chicago Heights
1801 Chicago Road
Chicago Heights, Illinois 60411