

UNOFFICIAL COPY

FEDERAL TAX LIEN AFFIDAVIT

(PLEASE PRINT OR TYPE)

State of Illinois } ss.
County of Cook }

Mary Ann Anderson being duly sworn, upon oath states that she

is 44 years of age and

1. has never been married
2. the widow(er) of _____

EM

3. married to Frederick W. Anderson
AUG. 23, 1958
said marriage having taken place on _____

4. divorced from _____
date of decree _____
case _____
county & state _____

Affiant further states that her social security number is 322-34-0667 and that there are no United States Tax Liens against her.

Affiant further states that during the last 10 years, affiant has resided at the following address and none other:

FROM (DATE)	TO (DATE)	STREET NO.	CITY	STATE
June 1968	PRESENT	8732 S. New England	OAK LAWN	ILL.

Affiant further states that during the last 10 years, affiant has had the following occupations and business addresses and none other:

FROM (DATE)	TO (DATE)	OCCUPATION	EMPLOYER	ADDRESS (STREET NO. CITY STATE)
June 1967	Sept. 1985	CAMERA OPERATOR	UNIVERSITY OF Chicago	Joseph Regenstein Library Dept. of Photoduplication 1100 E. 57th Street Chicago, Ill. 60637

Affiant further states that affiant makes this affidavit for the purpose of inducing the Registrar of Titles, Cook County, Illinois to issue his Torrens Certificate of title free and clear of possible United States Tax liens.

Mary Ann Anderson
Mary Ann Anderson

Subscribed and sworn to me this 30th day of September, 19 85

Nina Gaspiak
NOTARY PUBLIC

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ERNEST F. KOLB
Village President

Village Trustees
EDWARD BARRON
JEROME A. BERGAMINI
MICHELE COLLINGS
WILLIAM P. HEFKA
RONALD M. STANCIK
JOSEPH D. VOGRICH

Village Clerk
A. JAYNE POWERS



3 4 9 0 / 0 1
RICHARD E. O'NEILL
Village Manager

5252 West Dumke Drive
Oak Lawn, Illinois 60453
Phone (312) 636-4400

CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

8732 S. New England

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) 6 (d) of said Ordinance.

Dated this 25th day of September, 1985.


Acting Finance Director

SUBSCRIBED and SWORN to before me this

25th day of September, 1985.


Notary Public

NOTARY PUBLIC STATE OF ILLINOIS
BY COMMISSION EXP. JAN. 11, 1989
ISSUED THRU ILL. NOTARY ASSOC.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Village of Oak Lawn



REAL ESTATE TRANSFER TAX

RECORDER
OR REGISTRAR'S
DEED NO. _____

DATE RECORDED _____
(For Recorder's Use Only)

DECLARATION EXEMPTION

*D
Kury*

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 Office of the Finance Director, 5252 West Dumke Drive, Oak Lawn, Illinois, or other designated agent, at the time of purchase of real estate transfer stamps as required by the Oak Lawn Real Estate 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 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 6 (d) of the Ordinance.
- 4) A signed copy of the Illinois Tax Declaration form must be sent to the Office of the Finance Director, pursuant to Section 9 of the ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten days after delivery of the deed or assignment of beneficial interest.
- 5) For additional information, please call the Finance Director's Office at 636-4400, Ext. 270, Monday thru Friday, 8:30 A.M. to 5:00 P.M.

Address of Property 8732 S. New England Ave., Oak Lawn, Ill 60453
Street Zip Code

Permanent Property Index No. 24-06-103-017

Date of Deed September 1985

Type of Deed Deed in Trust

Full Actual Consideration (include amount of mortgage and value of liabilities assumed)	\$ _____
Amount of Tax (\$5.00 per \$1,000 or fraction thereof of full actual consideration)	\$ _____

Note: The Village of Oak Lawn, Oak Lawn Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 20-65 and 20-66 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 Oak Lawn Real Estate Transfer Tax Ordinance by paragraph(s) 6(d) of Section 20-65 of said ordinance.

Details for exemption claimed: (explain) transfer from individuals to land trust for some individuals as beneficiaries

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

Grantor: (Please Print)
(Seller) Mary Ann Anderson and Frederick W. Anderson 8732 S. New England Ave. 60453
Name Address Zip Code

Signature _____ Date Signed 9/30/85
Seller or Agent

Grantee: (Please Print)
(Buyer) Gladstone - Norwood 5200 N. Central Ave.
Trust & Savings Bank as Chicago, Ill 60630
Trustee under trust #951
Name Address Zip Code

Signature _____ Date Signed 9/30/85
Buyer or Agent

UNOFFICIAL COPY

EXEMPTIONS:

SECTION 6: The tax imposed by this Ordinance 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 Director of Finance may require:

- (a) transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes;
- (b) transactions in which the deeds secure debt or other obligations;
- (c) transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;
- (d) transactions in which the actual consideration is less than \$500;
- (e) transactions in which the deeds are tax deeds;
- (f) transactions in which the deeds are releases of property which is security for a debt or other obligation;
- (g) transactions in which the deeds are pursuant to a court decree;
- (h) transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (j) transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (k) transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one of the other shall not be exempt from the tax;
- (l) transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States; and
- (m) a transfer by lease.

SECTION 7. The taxes imposed by this Ordinance shall not be imposed on or transferred by an Executor or Administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy. The tax provided by this Ordinance shall further be exempt where the transaction is effected by operation of law or upon delivery or transfer in the following instances.

1. From a decedent to his executor or administrator;
2. From a minor to his guardian or from a guardian to his ward upon attaining majority;
3. From an incompetent to his conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal of disability;
4. From a bank, trust company, financial institution, insurance company, or other similar entity, or nominee, custodian, or trustee therefor, to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under state or federal law regulating or supervising such institutions, nor upon redelivery or retransfer by any such transferee or successor thereto;
5. From a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy, or receiver, from such receiver to such trustee to such receiver, nor upon redelivery or retransfer by any such transferee or successor thereto;
6. From a transferee under paragraphs 1 to 5, inclusive, to his successor acting in the same capacity, or from one such successor to another;
7. From a foreign country or national thereof to the United States or any agency thereof, or to the government of any foreign country directed pursuant to the authority vested in the president of the United States by Section 5 (b) of the Trading with the Enemy Act (40 Stat. 415) as amended by the First War Powers Act (55 Stat. 839);
8. From trustees to surviving, substitute, succeeding or additional trustees of the same trust;
9. Upon the death of a joint tenant or tenant by the entirety, to the survivor or survivors.

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor s, Frederick W. Anderson and Mary Ann Anderson (Married To Each Other)

of the County of Cook and State of Illinois, for and in consideration of the sum of ten Dollars,

(\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit-Claim unto Gladstone-Norwood Trust & Savings Bank, an Illinois banking corporation of Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 30th day of August, 1985, and known as Trust Number 951, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot twenty-seven (27) in J. Herbert Cline's Oak Ridge Manor, a Sub-division of the East Half (1/2) of the North One-third (1/3) of the North West Quarter (1/4) of Section 6, Town 37 North, Range 13, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 1413202.

Property Address: 8732 S. New England, Oak Lawn, IL 60453

TAX ID: 24-05-103-017

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 lease, 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 real estate, 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 appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, 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 Deed 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 herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 it, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, either individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under it or them or any of them shall be only in the earnings, avails and proceeds arising from the sale of any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 s 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 s aforesaid have hereunto set their hand s and seal this 7 day of September, 1985.

Frederick W. Anderson (Seal) Mary Ann Anderson (Seal)
Frederick W. Anderson Mary Ann Anderson

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, Peter Hermes, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Frederick W. Anderson and Mary Ann Anderson, his 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 instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 9th day of September, 1985.

Commission expires April 9 1987 Peter Hermes NOTARY PUBLIC

Document Prepared By: Brian J. McCollam
20 North Wacker Drive
Suite #2240
Chicago, IL 60606

ADDRESS OF PROPERTY:
8732 South New England Avenue
Oak Lawn, IL 60453
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
Frederick W. Anderson
8732 South New England Avenue
Oak Lawn, IL (Address) 60453

AFFIDAVIT OF NO U.S. TAX LIEN ATTACHED

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER
3490761

UNOFFICIAL COPY

RETURN TO:

GLADSTONE-NORWOOD TRUST & SAVINGS BANK
120 NORTH CENTRAL AVENUE
CHICAGO, ILLINOIS 60601
TELEPHONE 773-3400



TRUST NO. 951

DEED IN TRUST

(QUIT CLAIM DEED)

TO

GLADSTONE-NORWOOD TRUST & SAVINGS BANK

Chicago, Illinois

TRUSTEE

IN DUPLICATE

3490761

MS

2/20/88

REGISTER OF DEEDS

JAN 17 3 31 PM '88

3490761

Property of Cook County Clerk's Office

LAND BANK CO.
100 W. MONROE, 6TH FLOOR
CHICAGO, ILLINOIS 60603

FILE # GC (Gladstone-Norwood)
(Wardens) N.W.P.C.