

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THE GRANTORS, BRUCE A. SMITH AND LORRAINE BAXTER-SMITH, AS TRUSTEES OF THE BRUCE A. SMITH AND LORRAINE BAXTER-SMITH TRUST DATED AUGUST 8, 2007,



\*1801206038D\*

Doc# 1801206038 Fee \$44.00

RHSP FEE: \$9.00 APRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/12/2018 11:10 AM PG: 1 OF 4

of the City of PALOS HEIGHTS, County of COOK, State of ILLINOIS, for consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANT S to grantees, an undivided one-half (1/2) interest to BRUCE A SMITH, TRUSTEE OF THE BRUCE A. SMITH TRUST DATED January 9, 2018, AND ANY AMENDMENTS THERETO, and the remaining undivided one-half (1/2) interest to LORRAINE BAXTER-SMITH, TRUSTEE OF THE LORRAINE BAXTER-SMITH TRUST DATED January 9, 2018, 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: 458 Shadow Creek Drive, Palos Heights, Illinois 60463  
Permanent Index Number (PIN): 24-31-402-010-0000

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

1-9-2018

DATE

SIGNED

*Lorraine Baxter-Smith*

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 HEREOF, the grantors aforesaid have hereunto set their hands on Jan. 9, 2018.

*Bruce A. Smith*

BRUCE A. SMITH

*Lorraine Baxter-Smith*

LORRAINE BAXTER-SMITH

OFFICIAL SEAL  
AMY J DELANEY

Notary Public -- State of Illinois  
My Commission Expires August 16, 2019

State of Illinois )

) ss.

County of Cook )

Subscribed and sworn to before me this 9th Day of Jan., 2018

*Amy J Delaney*

Notary Public, Employed by Delaney Delaney & Voorn, Ltd.

THIS DOCUMENT PREPARED

BY:

AMY P, DELANEY

DELANEY DELANEY & VOORN,  
LTD.

14524 JOHN HUMPHREY DR.  
ORLAND PARK, IL 60462  
(708) 675-7144

*[Handwritten initials]*

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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.

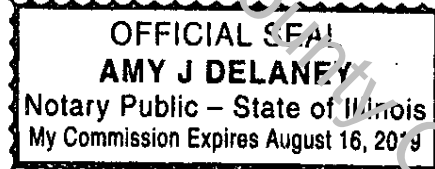
The Trustees, which term shall refer to the Trustees originally named or to any successor Trustee(s), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

IN WITNESS HEREOF, the grantors aforesaid have hereunto set their hands on this 9<sup>th</sup> DAY OF January, 2018

Bruce A. Smith  
BRUCE A. SMITH

Lorraine Baxter-Smith  
LORRAINE BAXTER-SMITH

State of Illinois )  
 ) ss.  
County of Cook )



I, the undersigned, Notary Public, certify BRUCE A. SMITH AND LORRAINE BAXTER-SMITH personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 9<sup>th</sup> day of January, 2018 in person, and acknowledged that they signed and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth.

Amy J. Delaney

Notary Public, Employed by Delaney Delaney & Voorn, Ltd.

## MAIL TO:

AMY P. DELANEY  
DELANEY DELANEY & VOORN, LTD.  
14524 JOHN HUMPHREY DR.  
ORLAND PARK, IL 60462

## SEND SUBSEQUENT TAX BILLS TO:

BRUCE A. SMITH  
LORRAINE BAXTER-SMITH  
458 SHADOW CREEK DRIVE  
PALOS HEIGHTS, ILLINOIS 60463

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## Exhibit "A" Legal Description

PARCEL 1: LOT 150 OF WESTGATE VALLEY ESTATES UNIT 3, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 20, 2000 AS DOCUMENT NUMBER 00195265, IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN EASEMENT FOR THE ENJOYMENT AND USE OF THE COMMON AREAS AS DISCLOSED ON EXHIBIT "A" OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 13, 1999 AS DOCUMENT 99465828.

The premises commonly known as: 458 Shadow Creek Drive, Palos Heights, Illinois 60463

Permanent Index Number (PIN): 24-31-402-010-0000

**UNOFFICIAL COPY****STATEMENT BY GRANTOR AND GRANTEE**

The grantors or their agent affirms that, to the best of their knowledge, the name or the grantees 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 the 9<sup>th</sup> Day of Jan., 2018

Grantors: Bruce A. Smith  
Bruce A. Smith

Lorraine Baxter-Smith  
Lorraine Baxter-Smith

SUBSCRIBED AND SWORN TO BEFORE ME:

This 9<sup>th</sup> day of January, 2018.

*[Signature]*



NOTARY PUBLIC, Employed by Delaney Delaney & Voorn, Ltd.

The grantees 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 the 9<sup>th</sup> Day of January, 2018

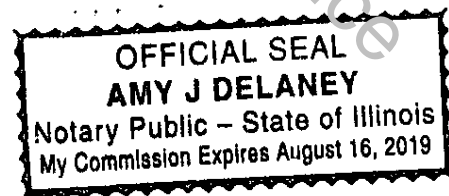
Grantees: Bruce A. Smith  
Bruce A. Smith

Lorraine Baxter-Smith  
Lorraine Baxter-Smith

SUBSCRIBED AND SWORN TO BEFORE ME:

This 9<sup>th</sup> day of January, 2018.

*[Signature]*



NOTARY PUBLIC, Employed by Delaney Delaney & Voorn, 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.

[Attach to Deed to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]