WARRANTY DEED IN TRUST

1821816032D

Doc# 1821816032 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAUIT FEE: \$2.00 KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/06/2018 11:48 AM PG: 1 OF 4 .

The above space is for recorder's use only

THE GRANTO 8. Deborah A. Duda, a single person, of the City of Palos Heights, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and waterants unto Deborah A. Duda, as Trustee under the provisions of a trust agreement dated the 24th day of October, 2013, known as the Deborah A. Duda Revocable Trust (hereinafter referred to as "said trustee", regardless of the number of trustees) 7827 Forest Hill Lane, Palos Heights, Illinois 60463, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

[LEGAL DESCRIPTION: SEE ATTACHED]

Permanent Real Estate Index Number:

23-36-303-124-1064

Address of Real Estate:

7827 Ediesthill Lane, Palos Heights, Illinois 60463

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

Full power and authority are hereby granted to said trustice to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 (rust se; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thoreof to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in 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 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 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 to 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 or 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 such 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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

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every person relying upon on claim in unper any such enveyance, least 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 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 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.

And 'ne undersigned hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statues of the State of Illinois, providing for the exemption of homesteads from sale on execution or constwise

Ja.Witness Whereof, the grantør aforesaid has hereunto set her hand and seal this 17th day of May,
2018 ADRAG ANDRAG
Deborah A. Duda
I, Deborah A. Duda, as trustee aforesaid, accept this deed in trust:
Exempt under Real Estate Transfer Tax Law 3) ILCS 200/31-45 subparagraph (e) and Cook County Ord.
93-0/27 paragraph E. Agen's
Dated: May 17, 2018
State of Illinois) County of DuPage) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Deborah A. Duda, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purpose is therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 17th day of May, 2018.

OFFICIAL SEAL NAN E. LETIZIA **NOTARY PUBLIC - STATE OF ILLINOIS** MY COMMISSION EXPIRES APRIL 11, 2021

Notary is an employee of the law firm of Letizia & Letizia, Ltd.

This instrument was prepared by and should be returned to:

Timothy J. Letizia Letizia & Letizia, Ltd Two TransAm Plaza Drive, Suite 250 Oakbrook Terrace, Illinois 60181

Send Subsequent Tax Bills to Grantee:

Deborah A. Duda 7827 Foresthill Lane Palos Heights, Illinois 60463

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 7827 IN OAK HILLS CONDOMINIUM II. AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION BEING SUBS OF PART OF THE NORTH 985 FEET OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION COMPANY, A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23771002 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY BURNSIDE CONSTRUCTION COMPANY, A CORPORATION OF ILLINOIS, DATED OCTOBER 1, 1976 AND RECORDED OCTOBER 25, 1976 AS DOCUMENT 23684698 AND CREATED BY DEED FROM BURNSIDE CONSTRUCTION COMPANY, A CORPORATION OF ILLINOIS TO DAVID HALL JR., AND PATRICIA A. HALL, HIS WIFE DATED OCTOBER 8, 1984 AND REOCRDED OCTOBER 12. 1984 AS DOCUMENT 27291960 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number:

Address of Real Estate:

23-36-303-124-1064

Ores. 7927 Foresthill Lane, Palos Heights, Illinois 60463

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UNOFFICIAL COPY 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: May 17, 2018

Signature

Grantor

Subscribed and sworn to before me by the said Grantor this 17th day of May, 2018.

Notary Public

OFFICIAL SEAL
NAN E. LETIZIA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES APRIL 11, 2021

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: May 17, 2018

Signature:

Grantee

Subscribed and sworn to before me by the said Grantee this 17th day of May, 2018.

Notary Public

OFFICIAL SEAL NAN E. LETIZIA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES APRIL 11, 20,11

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.)