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**WARRANTY DEED IN TRUST
PAGE 1 OF 2**



1908445077D

Doc# 1908445077 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/25/2019 02:12 PM PG: 1 OF 4

THE GRANTOR, RICHARD A. ZIEGLER, A MARRIED MAN,

of the Village of EVERGREEN PARK, County of COOK, State of ILLINOIS, for consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Grantee, RICHARD A. ZIEGLER, TRUSTEE OF THE RICHARD A. ZIEGLER LIVING TRUST DATED MARCH 5, 2019, 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: 9829 South Clifton Park Avenue, Evergreen Park, IL 60805
Permanent Index Number (PIN): 24-11-210-045-0000

The Grantor reside at: 9829 South Clifton Park Avenue, Evergreen Park, IL 60805

The Grantee reside at: 9829 South Clifton Park Avenue, Evergreen Park, IL 60805

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

MARCH 5TH 2019 *Richard A. Ziegler*
DATE SIGNED

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 Grantor aforesaid has hereunto set his hand on March 5, 2019.

DATED THIS 5TH DAY OF MARCH, 2019

Richard A. Ziegler
RICHARD A. ZIEGLER

VILLAGE OF EVERGREEN PARK
EXEMPT. *e*
REAL ESTATE TRANSFER TAX
Buianne M. Postek

State of Illinois)
) ss.
County of Cook)

THIS DOCUMENT PREPARED BY:
MICHAEL DELANEY, ESQ.
DELANEY DELANEY & VOORN, LTD.
14524 JOHN HUMPHREY DR.
ORLAND PARK, IL 60462
(708) 675-7144

Subscribed and sworn to before me this 5TH DAY OF MARCH, 2019.

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



SS

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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 Trustee, which term shall refer to the Trustee 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 Grantor aforesaid has hereunto set his hand on this 5th day of March 2019.

REAL ESTATE TRANSFER TAX

25-Mar-2019



COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

24-11-210-045-0000

| 20190201610194 | 2-044-587-424

Richard A. Ziegler

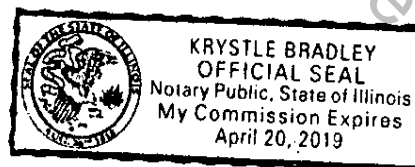
 RICHARD A. ZIEGLER

State of Illinois)
) ss.
 County of Cook)

I, the undersigned, Notary Public, certify Richard A. Ziegler, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before this 5th day of March, 2019, in person, and acknowledged that he signed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth.

Krystle Bradley

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

**MAIL TO:**

MICHAEL DELANEY, ESQ.
 DELANEY DELANEY & VOORN, LTD.
 14524 JOHN HUMPHREY DRIVE
 ORLAND PARK, IL 60462

SEND SUBSEQUENT TAX BILLS TO:

RICHARD A. ZIEGLER
 9829 S. CLIFTON PARK AVE.
 EVERGREEN PARK, IL 60805

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Exhibit A Legal Description

Lot 14 in Block 11 in Wiegand and Kilgallon's Resubdivision of Lots 6, 7, 8, 9 and 10 in Block 11, Homestead Addition to Washington Heights Southwest 1/4 of the Northeast 1/4 of Section 11, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded February 11, 1947 as Document Number 13993772 in Cook County, Illinois

Permanent Index Number (PIN): 24-11-210-045-0000

The Premises Commonly Known As: 9829 S. Clifton Park Ave., Evergreen Park, IL 60805

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantors 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 MARCH 5TH, 2019

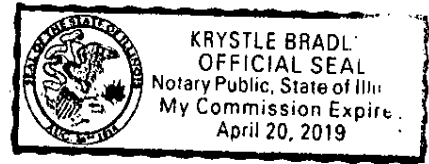
Signature: *Richard A. Ziegler*
RICHARD A. ZIEGLER

SUBSCRIBED AND SWORN TO BEFORE ME:

This 5 day of March, 2019.

Krystle Bradley

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 MARCH 5TH, 2019

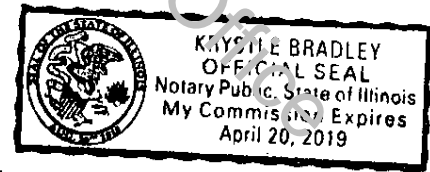
Signature: *Richard A. Ziegler*
RICHARD A. ZIEGLER, TRUSTEE OF THE
RICHARD A. ZIEGLER LIVING TRUST
DATED MARCH 5, 2019.

SUBSCRIBED AND SWORN TO BEFORE ME:

This 5 day of March, 2019.

Krystle Brady

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.