## **UNOFFICIAL COP**

#### WARRANTY DEED IN TRUST

THE GRANTOR, DANIEL J. KRAUSE, an unmarried man,



Doc# 1918434052 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/03/2019 10:19 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 othe good and valuable consideration in hand paid, CONVEYS and WARRANTS to Grantee, DANIEL J. KRAUSE. TRUSTEE OF THE DANIEL J. KRAUSE LIVNG TRUST DATED APRIL 18, 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: 12445 S. Nagle Ave., Palos Heights, IL 60463

Permanent Index Number (PIN): 24-30-403-829 0000

The Grantor Resides at: 12445 S. Nagle Ave., Palos Heights, IL 60463

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

The legal description contained on this document was not independently verified through the research or a title insurance company, per the request of the Client, and is based solely upon the last recorded deed or other door centation provided by the Client.

IN WITNESS HEREOF, the Grantor aforesaid has hereunto set his hand on -

State of Illinois

) ss.

County of Cook

By: MICHAEL DELANEY

THIS DOCUMENT PREPARED

DELANEY DELANEY & VOORN, LTD! 14524 JOHN HUMPHREY DR.

ORLAND PARK, IL 60462

(708) 675-7144

Subscribed and sworn to before me this 1774Day

Notary Publie

VIRGINIA L. JACKSON OFFICIAL SEAL otary Public, State of Illinois Commission Expires August 01, 2020

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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 Grantor aforesaid has hereunto set his hand on this 17th DAY OF June 2019 2019

REAL ESTATE TRANSFER TAX			03-Jul-2019
	(E)	COUNTY:	0.00
ال وسيدان		ILLINOIS:	0.00
		TOTAL:	0.00
24-30-403-029-0000		20190601612178	1-882-490-976

State of Illinois ) ss. County of Cook

County C I, the undersigned, Notary Public, certify that DANIEL J. KRAUSE personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 1711 day of ) UDE , 2019, in person, and acknowledged that he signed and delivered his instrument as his free and voluntary act, for the uses and purposes therein set forth.

VIRGINIA L. JACKSON OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires August 01, 2020

MAIL TO:

AMY PARISE DELANEY DELANEY DELANEY & VOORN, LTD. 14524 JOHN HUMPHREY DR.

ORLAND PARK, IL 60462

SENT SUBSEQUENT TAX BILL TO:

Daniel J. Krause 12445 S. Nagle Ave., Palos Heights, IL 60463

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#### STATEMENT BY GRANTOR AND GRANTEE

The Grantor 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: June 17, 2019

Grantor (

SUBSCRIBED AND SWORN TO BEFORE ME:

This 1774 Day of June 2019.

Notary Public

VIRGINIA L. JACKSON OFFICIAL SEAL

Notary Public, State of Illinois Commission Expires August 01, 2020

The Grantee 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 d) business or acquire title to real estate under the laws of the State of Illinois.

Dated: June 17, 2019

Grantee

RAUSE, TRUSTEE OF THE DANIEL J.

KRAUS LIVING FRUST DATED APRIL 18, 2019

SUBSCRIBED AND SWORN TO BEFORE ME:

This/7/14Day of JUNE, 2019.

VIRGINIA L. JACKSON OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires <u>August</u> 01, 2020

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.

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#### Exhibit "A" Legal Description

LOT OF 6 OF AL MICHEL'S RESUBDIVISION OF LOTS 21 & 22 IN ROBERT BARLETT'S RIDGELAND WOODS, BEING A SUBDIVISION OF THE EAST 1/4 OF THE NORTH 1/2 OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2002 AS DOCUMENT NUMBER 0020599796, IN COOK COUNTY, ILLINOIS.

OWN as.

(AIN): 24
COLINA CORTS

OFFICE The premises commonly known as: 12445 S. Nagle Ave., Palos Heights, IL 60463

Permanent Index Number (PIN): 24-30-403-029-0000