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1934046227D

Doc# 1934046227 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2019 03:54 PM PG: 1 OF 4

WARRANTY DEED IN TRUST

NAME AND ADDRESS OF TAXPAYER:

Ms. Frances J. Obiala
9750 Koch Court #2B
Orland Park, Illinois 60467

THE GRANTOR,

FRANCES J. OBIALA, a widow, of the County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **FRANCES J. OBIALA**, as **Trustee under the Trust Agreement dated September 13, 2008, and known as THE ROBERT J. OBIALA AND FRANCES J. OBIALA LIVING TRUST** (the "Instrument"), 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:

Unit Number 2B and G-18 in the Saratoga Lakes Condominium as delineated on plat of the following described parcel of real estate: certain lots in Saratoga Lakes Subdivision, being a subdivision in the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded October 31, 1996 as Document 96832700, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PIN: 27-21-405-019-1010 and 27-21-405-019-1042

Property Address: 9750 Koch Court, #2B, Orland Park, Illinois 60467

Grantee's Address: 9750 Koch Court, #2B, Orland Park, Illinois 60467

SUBJECT to the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints the 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,

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(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 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.

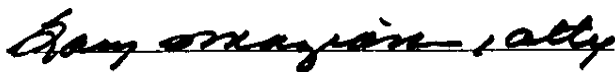
The Trustee (which term shall refer to the Trustee originally named or to any Successor Trustee), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

The Grantor, **FRANCES J. OBIALA**, hereby waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois provided for the exemption of homesteads or real estate from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid have hereunto set her hands and seal this 19 day of NOVEMBER, 2019.

 (Seal)
FRANCES J. OBIALA

THIS CONVEYANCE IS EXEMPT UNDER THE PROVISIONS OF PAR. E OF SEC. 4 OF THE REAL ESTATE TRANSFER ACT.



Dated: November 19, 2019

REAL ESTATE TRANSFER TAX



06-Dec-2019
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

27-21-405-019-1010 | 20191101648630 | 1-660-552-544

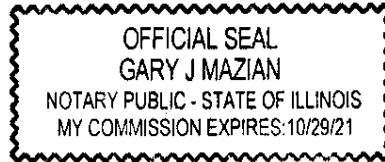
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State of Illinois)
) SS
County of Cook)

I, the undersigned, a notary public in and for said county and state aforesaid, do hereby certify that FRANCES J. OBIALA who is 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 purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND SEAL THIS 19 DAY OF NOVEMBER, 2019.

My commission expires:



Gary Mazian
Notary Public

THIS DOCUMENT PREPARED BY:
AFTER RECORDING MAIL TO:
Sokol and Mazian
Gary J. Mazian
60 Orland Square Drive
Orland Park, Illinois 60462

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 11 | 19 | 2019

SIGNATURE: Frances J. Obiala
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me (Name of Notary Public: FRANCES J. OBIALA)

By the said (Name of Grantor): GARY MAZIAN

On this date of: 11 | 19 | 2019

NOTARY SIGNATURE: Gary Mazian

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 11 | 19 | 2019

SIGNATURE: Frances J. Obiala
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

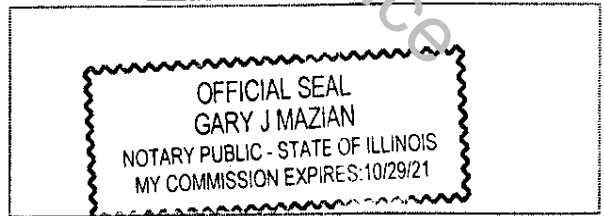
Subscribed and sworn to before me (Name of Notary Public: FRANCES J. OBIALA)

By the said (Name of Grantee): GARY MAZIAN

On this date of: 11 | 19 | 2019

NOTARY SIGNATURE: Gary Mazian

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))