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Doc# 1934046228 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2019 03:55 PM PG: 1 OF 4

**WARRANTY DEED IN TRUST
TENANCY BY THE ENTIRETY**

NAME AND ADDRESS OF TAXPAYER:

Mr. and Mrs. Wayne Kuhl
12220 South 76th Avenue
Palos Heights, Illinois 60463

THE GRANTORS,

WAYNE M. KUHL and VALERIE J. KUHL, 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, CONVEY and WARRANT to **WAYNE M. KUHL and VALERIE J. KUHL**, husband and wife, as Co-Trustees under the Trust Agreement dated December 3, 2019, and known as the **KUHL FAMILY TRUST, DECLARATION OF TRUST** (the "Instrument"), of which **WAYNE M. KUHL and VALERIE J. KUHL** are the primary beneficiaries, said beneficial interest to be held as **TENANCY BY THE ENTIRETY**, as the property is the homestead estate/principal residence of **WAYNE M. KUHL and VALERIE J. KUHL**, 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:

Lot 11 in Block 1 in Country Squire Estates Unit Number 1, being a Subdivision of part of the East ½ of the Northwest 1/4 of Section 25, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 23-25-111-011-0000

Property Address: 12220 S. 76th Avenue, Palos Heights, Illinois 60463

Grantees' Address: 12220 S. 76th Avenue, Palos Heights, Illinois 60463

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 that he or she 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 Grantors, **WAYNE M. KUHL and VALERIE J. KUHL**, hereby waive and release 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 Grantors aforesaid have hereunto set their hands and seals this 3rd day of December, 2019.

Wayne M. Kuhl
WAYNE M. KUHL
Valerie J. Kuhl
VALERIE J. KUHL

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

Wayne M. Kuhl
Valerie J. Kuhl

Dated: Dec. 3rd 2019

REAL ESTATE TRANSFER TAX



06-Dec-2019

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

23-25-111-011-0000

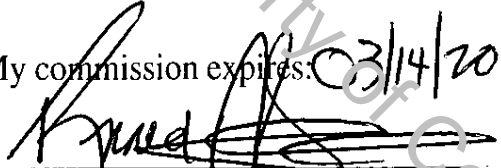
20191201660655 | 1-833-469-280

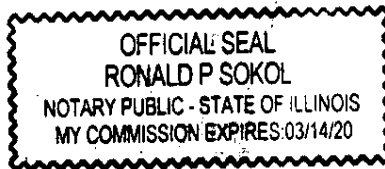
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State of Illinois)
) SS
County of Cook)

I, the undersigned, a notary public in and for said county and state aforesaid, do hereby certify that **WAYNE M. KUHL and VALERIE J. KUHL**, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument, as their 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 3 DAY OF December, 2019.

My commission expires: 03/14/20

Notary Public



THIS DOCUMENT PREPARED BY:
AFTER RECORDING MAIL TO:
Sokol and Mazian
Ronald P. Sokol
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: 12 | 3 | 2019

SIGNATURE: Wayne M. Kuhl
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:

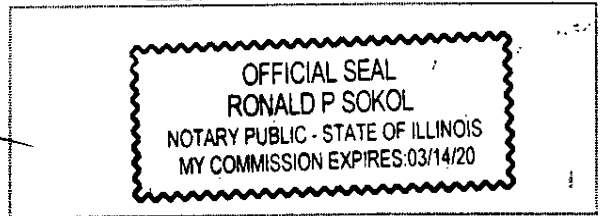
Ronald P. Sokol

By the said (Name of Grantor): Wayne M. Kuhl

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 3 | 2019

NOTARY SIGNATURE: [Signature]



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: 12 | 3 | 2019

SIGNATURE: Valerie J. Kuhl
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:

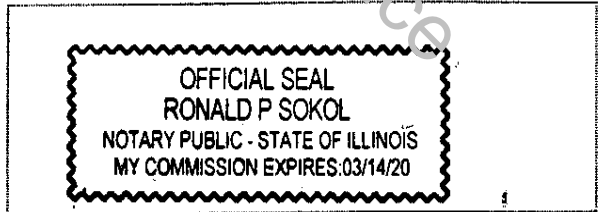
Ronald P. Sokol

By the said (Name of Grantee): Valerie J. Kuhl

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 3 | 2019

NOTARY SIGNATURE: [Signature]



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)