

# UNOFFICIAL COPY

## WARRANTY DEED TO TRUST

Doc#. 2015449040 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/02/2020 09:25 AM Pg: 1 of 3

Dec ID 20200501676750

THE GRANTORS, THERESE A. MURPHY and ROBERT J. SOKOLOWSKE, each in his or her own right and as wife and husband, of 1636 Wicke Avenue, Des Plaines, Illinois 60016-1715, for and in consideration of Ten and 00/100 Dollars (\$10.00) and Other Valuable Consideration in hand paid, convey and warrant to ROBERT J. SOKOLOWSKE AND THERESE ANN

MURPHY, AS TRUSTEES OF THE ROBERT J. SOKOLOWSKE AND THERESE ANN MURPHY REVOCABLE JOINT TENANCY TRUST CREATED ON APRIL 29, 2020 ("Trust"), and all and every successor Trustee or Trustees; and in accordance with the Joint Tenancy Act (765 ILCS 1005/1c) and based upon ROBERT J. SOKOLOWSKE and THERESE ANN MURPHY being: (a) husband and wife; (b) the settlors of the Trust; and (c) the primary beneficiaries of the Trust, the interests of ROBERT J. SOKOLOWSKE and THERESE ANN MURPHY are held as tenants by the entirety and the estate created is a tenancy by the entirety in the following described Real Estate, to-wit:

LOT 15 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO DES PLAINES HEIGHTS, IN THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMON ADDRESS: 1636 Wicke Avenue, Des Plaines, Illinois 60016-1715

PIN: 09-21-306-015-0000

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

*Unrecorded 5/8/2020*  
City of Des Plaines

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

SUBJECT TO General Taxes for year 2019 and subsequent years; conditions, restrictions and covenants of record.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every

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such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals, this 29<sup>th</sup> day of April, 2020.

Robert J. Sokolowski [seal]  
Robert J. Sokolowski

Therese Ann Murphy  
Therese Ann Murphy

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, BART A. SMITH, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that ROBERT J. SOKOLOWSKE and THERESE ANN MURPHY, as husband and wife and each in his and her own right, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 29<sup>th</sup> day of April, 2020.



Christina G. Karahalios  
Notary Public

**EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e) & COOK COUNTY ORDINANCE 93-O-27, PAR. E.**

Date: April 29, 2020

Robert J. Sokolowski  
Robert J. Sokolowski, Grantor

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Prepared By: Smith & Smith, 8259 W Grand Ave., River Grove, IL 60171-1584

Return To: Smith & Smith, 8259 W Grand Ave., River Grove, IL 60171-1584

Tax Bill To: Robert J. Sokolowski, 1636 Wicke Avenue, Des Plaines, Illinois 60016-1715

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## 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 April 29, 2020

Signature: *Debra Ann Murphy*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 29<sup>th</sup> day of April, 2020.

*Christina G Karahalios*  
Notary Public



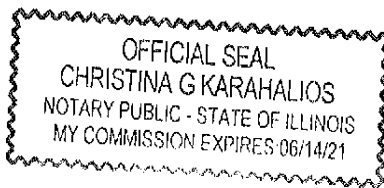
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporations or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 29, 2020

Signature: *Robert J Szepietowski*  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 29<sup>th</sup> day of April, 2020.

*Christina G Karahalios*  
Notary Public



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.