

# UNOFFICIAL COPY



\*2105413083D\*

Doc# 2105413083 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/23/2021 03:18 PM PG: 1 OF 3

## WARRANTY DEED IN TRUST (ENTIRETY)

The Grantors,  
MICHAEL D. EVANS AND  
CINDY L. EVANS,  
husband and wife,  
of the Village of Oak Forest,  
County of Cook, State of  
Illinois for and in consideration  
of Ten Dollars (\$10.00) and

other good and valuable consideration in hand paid, Convey and Warranty unto MICHAEL D. EVANS AND CINDY L. EVANS as TRUSTEES under the Trust Agreement dated DECEMBER 17, 2020, and known as the EVANS FAMILY TRUST (the "instrument"), of which Michael D. Evans and Cindy L. Evans are the primary beneficiaries, said beneficial interest to be held as Tenancy by the Entirety, 15221 Kilpatrick Ave., Oak Forest, IL 60452, the following described real estate in the County of Cook, State of Illinois, to wit:

THE NORTH HALF OF LOT 9 IN BLOCK 12 IN A.T. MCINTOSH AND COMPANY'S  
CICERO AVENUE SUBDIVISION IN THE WEST HALF OF SECTION 15 AND THE EAST  
HALF OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD  
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as: 15221 S. Kilpatrick Ave., Oak Forest, IL 60452  
Permanent Index Number: 28-15-105-029-0000

Subject to the express conditions subsequent that 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.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 17 day of DECEMBER, 2020.

MICHAEL D. EVANS

CINDY L. EVANS

### REAL ESTATE TRANSFER TAX

19-Jan-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-15-105-029-0000

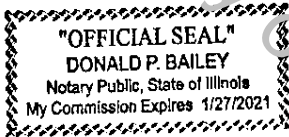
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STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Michael D. Evans and Cindy L. Evans 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.

Given under my hand and official seal, this 17<sup>th</sup> day of December, 2020.



[Signature]  
NOTARY PUBLIC

PREPARED BY AND MAIL TO:  
Donald P. Bailey  
Attorney at Law  
10729 W. 159th St.  
Orland Park, Illinois 60467

SEND SUBSEQUENT TAX BILLS TO:  
Mr. & Mrs. Michael D. Evans  
15221 S. Kilpatrick Ave.  
Oak Forest, IL 60452

PROPERTY ADDRESS:  
15221 S. Kilpatrick Ave.  
Oak Forest, IL 60452

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4 PAR. E  
& COOK COUNTY ORD. 95104 PAR. E.

DATE  
12/17/2020

SIGN  
[Signature]

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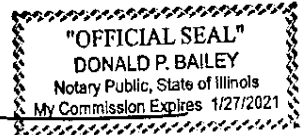
## AFFIDAVIT BY GRANTOR AND GRANTEE

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 12-17, 2020 Signature: *Donald P. Bailey*  
Grantor or Agent

Subscribed and sworn to before me by the said grantor this 17 day of December, 2020.

Notary Public *Donald P. Bailey*

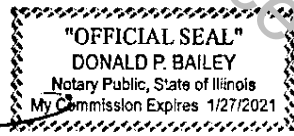


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12-17, 2020 Signature: *Donald P. Bailey*  
Grantee or Agent

Subscribed and sworn to before me by the said grantee this 17 day of December, 2020.

Notary Public *Donald P. Bailey*



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.)