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WARRANTY DEED IN TRUST

Doc#: 2132304198 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/19/2021 09:27 AM Pg: 1 of 4

Dec ID 20211101643073

THIS INDENTURE WITNESSETH, that the Grantor, HARRIET J. NEWMAN, widow not since remarried, of the Village of Orland Park, County of Cook, and State of Illinois, for and in consideration of Ten (\$10.00) and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) unto HARRIET J. NEWMAN as trustee of the SELF-DECLARATION OF TRUST OF HARRIET J. NEWMAN dated October 6, 2021, the following described real estate in the County of Cook, and State of Illinois, to-wit:

Unit 208 in Eagle Ridge Condominium Unit V as delineated on a survey of the following described real estate: Lot 4 in Eagle Ridge Estates, being a subdivision of part of the Northwest quarter of Section 32, Township 36 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded September 29, 1994 as Document 94847112, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded with the Office of the Recorder of Deeds in Cook County, Illinois, as Document Number 95450466 together with its undivided percentage interest in the common elements.

This transfer is exempt pursuant to Chapter 35, Section 31-45(e) of the Illinois Revised Statutes..

Attorney

Norman J. Micholau

Date:

10/7/2021

Commonly known as: 17658 Pennsylvania Court, Orland Park, Illinois 60467

PIN: #27-32-103-010-1113

Subject to: general real estate taxes for the year 2021 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage and protect said premises or a part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to convey with consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, to lease said property, or any part thereof, from time to time, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see

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to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or 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, trust 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 upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said 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 this indenture and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee is duly authorized and empowered to execute and deliver every such deed, trust 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 have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said Grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid have hereunto set her hand and seal this 7th day of October, 2021.


X 
HARRIET J. NEWMAN

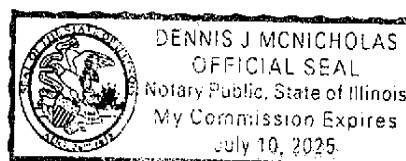
State of Illinois

County of DuPage

I, DENNIS J. McNICHOLAS, a Notary public in and for said County, in the state aforesaid, do hereby certify that HARRIET J. NEWMAN, 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 notarial seal, this 7th day of October, 2021.


Notary Public



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Prepared by: Dennis J. McNicholas, Ltd.
Dennis J. McNicholas
325 South Main Street, Suite 1N
Lombard, Illinois 60148

Mail To: Dennis J. McNicholas
325 South Main Street, Suite 1N
Lombard, Illinois 60148

**Grantee and
mail tax bills to:** Harriet J. Newman
17658 Pennsylvania Court
Orland Park, Illinois 60467

Property of Cook County Clerk's Office

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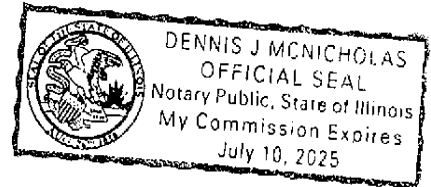
STATEMENT BY GRANTOR AND GRANTEE

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 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.

Date: October 7, 2021 Signature: *Harriet J. Newman*
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 7th day of October, 2021.

Notary Public: *Dennis J. McNicholas*

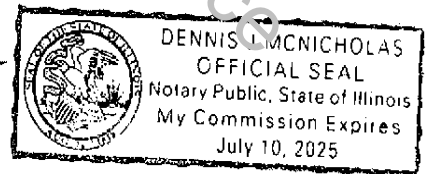


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership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

Date: October 7, 2021 Signature: *Harriet J. Newman*
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 7th day of October, 2021.

Notary Public: *Dennis J. McNicholas*



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.)