

# UNOFFICIAL COPY

Doc#: 2133607393 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/02/2021 01:47 PM Pg: 1 of 4

Dec ID 20211201658734

## WARRANTY DEED IN TRUST

### NAME AND ADDRESS OF TAXPAYER:

**Ms. Patricia A. Mullen**  
**9528 Tramore Court**  
**Orland Park, Illinois 60462**

### THE GRANTOR,

**PATRICIA A. MULLEN**, a single woman, 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 **PATRICIA A. MULLEN, as Trustee under the Trust Agreement dated December 1, 2021, and known as the PATRICIA A. MULLEN TRUST DECLARATION OF 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:

That part of Lot 2 in Southmoor Subdivision Unit 1 recorded on August 29, 2003 as Document No. 0324134196 being a resubdivision of part of Lot 4 in Southmoor Subdivision recorded on August 29, 2003 as Document No. 0324134197 in the Southwest Quarter of Section 34, Township 37 North, Range 12 East of the Third Principal Meridian, described as follows: beginning at the Northeast corner of said Lot 2; thence South 41 degrees 27 minutes 25 seconds East 119.54 feet to a point of curve, said curve being concave Southwesterly having a radius of 50.00 feet and a chord that bears North 48 degrees 22 minutes 44 seconds West a distance of 43.68 feet; thence Northwesterly along the Arc of said curve 45.20 feet; thence North 28 degrees 40 minutes 57 seconds East 117.53 feet; thence South 57 degrees 08 minutes 08 seconds East 61.16 feet; thence South 23 degrees 13 minutes 57 seconds East 10.17 feet to the point of beginning, all in Cook County, Illinois (a/k/a 9532 Tramore Court)

PIN: 23-34-303-037-0000

Property Address: 9528 Tramore Court, Orland Park, Illinois 60462

Grantee's Address: 9528 Tramore Court, Orland Park, Illinois 60462

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**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, (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, **PATRICIA A. MULLEN**, 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 1st day of December, 2021.

 (Seal)  
PATRICIA A. MULLEN

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



Dated: 12/1/21

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State of Illinois            )  
  ) SS  
County of Cook            )

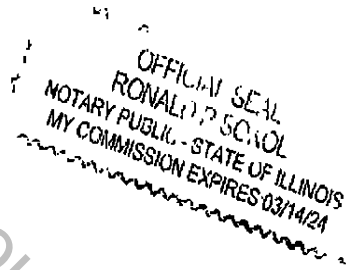
I, the undersigned, a notary public in and for said county and state aforesaid, do hereby certify that PATRICIA A. MULLEN who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, 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 1<sup>st</sup> DAY OF December, 2021.

My commission expires 03/14/24



Notary Public



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

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 | 11 | 2021

SIGNATURE: [Signature]  
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:

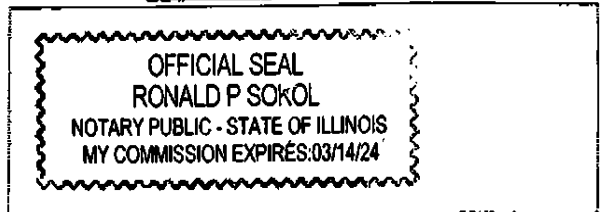
Ronald P. Sokol

By the said (Name of Grantor): Patricia A. Mullen

On this date of: 12 | 11 | 2021

NOTARY SIGNATURE: [Signature]

#### 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: 12 | 11 | 2021

SIGNATURE: [Signature]  
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:

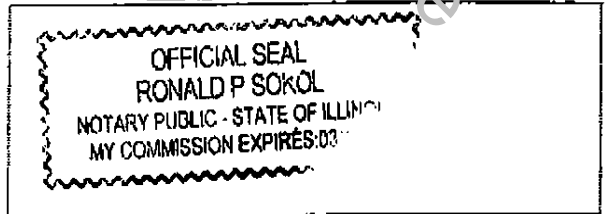
Ronald P. Sokol

By the said (Name of Grantee): Patricia A. Mullen

On this date of: 12 | 11 | 2021

NOTARY SIGNATURE: [Signature]

#### 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)