

UNOFFICIAL COPY

Doc#: 2134004041 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/06/2021 10:02 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

Mail to and Prepared by:
Ashack Law Group
5451 W. 159th Street
Oak Forest, IL 60452

Name and Address of Taxpayer:
Todd and Patricia Wernet
13444 Adeline Court
Lemont, Illinois 60439

Dec ID 20211101649605

Recorder's Stamp

THE GRANTORS, Todd Phillip Wernet aka Todd Wernet and Patricia Ann Wernet aka Patricia Wernet, husband and wife, of the Village of Lemont, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and WARRANT to Todd Phillip Wernet, as Trustee, of THE TODD PHILLIP WERNET LIVING TRUST DATED JULY 9, 2015**, which Trust has a situs in the Village of Lemont, County of Cook, State of Illinois, and to any and all successors as Trustee appointed under said Trust, or who may be legally appointed, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Real Estate Index Number: 22-34-302-014-0000

Address of Real Estate: 13444 Adeline Court, Lemont, Illinois 60439

TO HAVE AND TO HOLD said real estate and appurtenances thereto pursuant to the terms of said Trust.

Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the Trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust; and if said instrument is executed by a successor or successors in trust, that he/she/it or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

DATED THIS 16th day of November, 2021.

Todd Phillip Wernet

Todd Phillip Wernet aka Todd Wernet

Patricia Ann Wernet

Patricia Ann Wernet aka Patricia Wernet

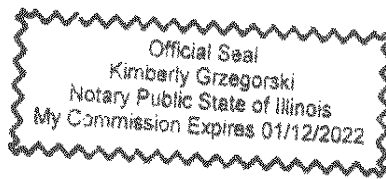
UNOFFICIAL COPY

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 Todd Phillip Wernet aka Todd Wernet and Patricia Ann Wernet aka Patricia Wernet personally known to be to be the same persons (or proved to me on the basis of satisfactory evidence) 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 notarial seal, this 16th day of November, 2021.

Kimberly Grzegorski
NOTARY PUBLIC



COOK COUNTY - ILLINOIS TRANSFER STAMP

EXEMPT UNDER PROVISION OF PARAGRAPH "E"
35 ILCS 200/31-45, REAL ESTATE TRANSFER ACT.

DATE: November 16, 2021

[Signature]
Signature of Buyer, Seller or Representative

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 228 IN KETTERING P.U.D., UNIT SEVEN, BEING A SUBDIVISION IN THE SOUTH ½ OF THE SOUTHWEST ¼ AND THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2015 AS DOCUMENT NO. 1535229044 IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Numbers: 22-34-302-014-0000

Address of Real Estate: 13444 Adeline Court, Lemont, Illinois 60439

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXEMPT AND ASSIGNMENT OF BENEFICIAL INTEREST

TRANSFER DECLARATION STATEMENT

REQUIRED UNDER PUBLIC ACT 87-543

COOK COUNTY ONLY

The GRANTOR or his/her agent affirms that, to the best of his/her 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: 11-16, 2021

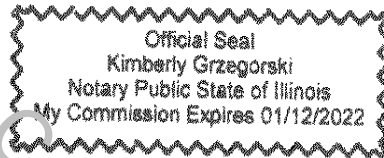
Todd Phillip Wernet
GRANTOR OR AGENT

Dated: 11-16, 2021

Patricia Ann Wernet
GRANTOR OR AGENT

SUBSCRIBED and SWORN to before me this 16 day of November, 2021.

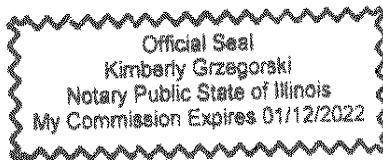
Kimberly Grzegorski
NOTARY PUBLIC



The GRANTEE or his/her agent hereby 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.

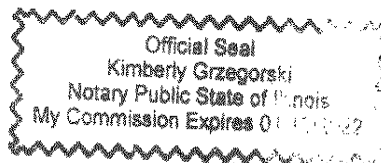
Dated: 11-16, 2021

Todd Phillip Wernet
GRANTEE OR AGENT



SUBSCRIBED and SWORN to before me this 16 day of November, 2021.

Kimberly Grzegorski
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 assignment of beneficial interest to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]