

# UNOFFICIAL COPY

## TRUSTEE'S WARRANTY DEED

ILLINOIS



\*2215915029D\*

Doc# 2215915029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/08/2022 02:08 PM PG: 1 OF 3

Above Space for Recorder's Use Only

22-12390

THE GRANTOR Stephen F. Garley and Francene Garley, as Trustees, under the provisions of a Declaration of Trust dated October 19, 2017 and known as The Stephen F. Garley and Francene Garley Joint Tenancy Trust, not personally but as Trustees under the provisions of a Deed in Trust duly recorded and delivered in pursuance of a certain trust agreement aforesaid, of the City of Palos Hills, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, receipt is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustees and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY(s) and WARRANTS to, Joseph A. Salamone, Jr. and Allison Marie Macal., not as tenants in common, but as Joint Tenants with the full right of survivorship, of 3 Cour La Salle, Palos Hills, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of)*

SUBJECT TO: Subject to real estate taxes not yet due and payable and subsequent years, covenants, conditions, declarations, assessments and restrictions of record; zoning and building laws.

Permanent Real Estate Index Number(s): 23-23-201-089-0000.

Address of Real Estate: 3 Cour La Salle, Palos Hills, Illinois, 60465.

In witness whereof, the undersigned has signed this instrument this 1 day of June 2022 2022.

*[Signature]*

Stephen F. Garley, as Trustee

*[Signature]*

Francene Garley, as Trustee

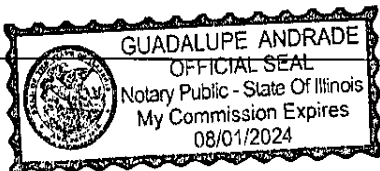
State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Stephen F. Garley and Francene Garley, known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act as Trustees aforesaid, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Signed and Sealed before me this 1 Day of June, 2022

Given under my hand and official seal:

*[Signature]*

Notary Public



**UNOFFICIAL COPY****LEGAL DESCRIPTION**

**PARCEL 1: THE NORTHEASTERLY 24.00 FEET OF THE SOUTHWESTERLY 80.57 FEET OF AREA #1 IN LOT 7 IN PALOS RIVIERA UNIT #2, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS AS SHOWN ON THE PLAT ATTACHED THERETO RECORDED AS DOCUMENT 20609160 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS**

**REAL ESTATE TRANSFER TAX**

08-Jun-2022



<b>COUNTY:</b>	117.50
<b>ILLINOIS:</b>	235.00
<b>TOTAL:</b>	352.50

23-23-201-089-0000

| 20220601640744 | 0-061-804-624

This instrument was prepared by:

Stephen F. Garley  
Francene Garley  
3 Cour La Salle  
Palos Hills, IL 60465

Send subsequent tax bills to:

Joseph A. Salamone, Jr.  
Allison Marie Macak  
3 Cour La Salle  
Palos Hills, IL 60465

Recorder-mail recorded document to:

Joseph A. Salamone, Jr.  
Allison Marie Macak  
3 Cour La Salle  
Palos Hills, IL 60465

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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: 06/06/2022

SIGNATURE: Grace Cruz  
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:

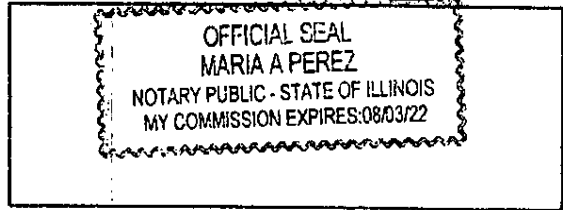
MARIA A PEREZ

By the said (Name of Grantor): GRACE CRUZ

On this date of: 06/06/2022

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: 06/06/2022

SIGNATURE: Grace Cruz  
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:

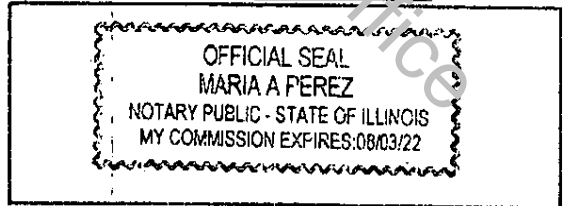
MARIA A PEREZ

By the said (Name of Grantee): GRACE CRUZ

On this date of: 06/06/2022

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)**)