

# UNOFFICIAL COPY



\*2218742003D\*

WARRANTY DEED  
DEED INTO TRUST

Doc# 2218742003 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/06/2022 10:06 AM PG: 1 OF 3

Exempt under Real Estate  
Transfer Tax law 35 ILCS  
200/31-45 Sub Par #E and  
Cook County Ord. 93-0-27  
Par 4, Date 5-31, 2022  
Signed Charles R Wagner Jr.

The Grantor, CHARLES R. WAGNER, JR., a single person, never married and not a party to a civil union

of the Village of Park Forest, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and 00/100 +/- other good and valuable consideration CONVEY(S) and WARRANT(S) to CHARLES R. WAGNER, JR., as Trustee of THE CHARLES R. WAGNER, JR. LIVING TRUST DATED MAY 31, 2022  
409 ILLINOIS ST., PARK FOREST, IL 60466

the following described real estate in the County of COOK, State of ILLINOIS, to wit:

LOT 8 IN BLOCK 33 IN LINCOLNWOOD CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ AND PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JUNE 26, 1958 AS DOCUMENT NO. 17245364 IN COOK COUNTY, ILLINOIS.

Commonly known as: 409 ILLINOIS ST., PARK FOREST, IL 60466

PIN: 31-24-309-008-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record and to General Taxes for 2019 and subsequent years.

S  
P  
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INT

In Witness Whereof, the grantors aforesaid have hereunto set their

**EXEMPTION APPROVED**

*Shela C. McNamee*  
VILLAGE CLERK  
VILLAGE OF PARK FOREST

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hands and seals this 31<sup>st</sup> day of May, 2022.

Charles R Wagner Jr.  
CHARLES R. WAGNER, JR.

The transfer of title and conveyance herein is hereby accepted by the Trustee of THE CHARLES R. WAGNER, JR. LIVING TRUST DATED MAY 11, 2022.

Charles R Wagner Jr.  
CHARLES R. WAGNER, JR., Trustee, as aforesaid

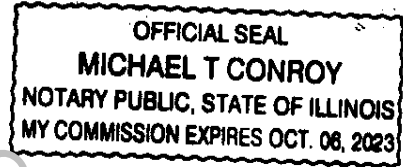
STATE OF ILLINOIS)  
COUNTY OF WILL ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHARLES R. WAGNER, JR. 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 he signed, sealed and delivered the said instrument as his own 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 31<sup>st</sup> day of May, 2022.

Michael T Conroy  
Notary Public

(SEAL)



Commission expires 10-6, 2023.

REAL ESTATE TRANSFER TAX		17-Jun-2022	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
31-24-309-008-0000		20220601633832	4-361-202-064

This instrument prepared by: Michael T. Conroy, Atty. at Law, Sharkey & Conroy, P.C., 9991 - 191<sup>st</sup> St., Mokena, IL 60448

After recording return to: Send subsequent tax bills to:

Michael T. Conroy, Atty.  
9991 - 191<sup>st</sup> St.  
Mokena, IL 60448

Mr. Charles R. Wagner, Jr.  
409 Illinois St.  
Park Forest, IL 60466

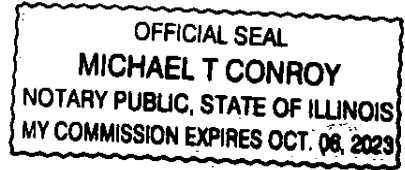
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## STATEMENT BY GRANTOR AND GRANTEE

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 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: 5-31, 2022 Charles R Wagner Jr.  
Grantor or Agent

Subscribed and sworn to before me by the said Charles R Wagner Jr. this 31 day of May, 2022.

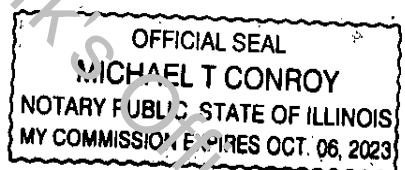


Notary Public Michael Conroy

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: 5-31, 2022 Charles R Wagner Jr.  
Grantee or Agent

Subscribed and sworn to before me by the said Charles R. Wagner Jr. this 31 day of May, 2022.



Notary Public Michael Conroy

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 a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)