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Karen A. Yarbrough
Cook County Clerk
Date: 08/01/2022 06:08 AM Pg: 1 of 4

Dec ID 20220701694811
ST/CO Stamp 0-951-794-768



WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, JUDITH C. GIERUT, A SINGLE WOMAN,
of the County of COOK and State of ILLINOIS, for and in consideration of TEN Dollars, and
other good and valuable considerations in hand paid, conveys and warrants unto JUDITH C. GIERUT,
as Trustee under the provisions of a trust agreement dated the 18th day of July, known as
Trust Number (), the following described real estate in the County of COOK
and State of Illinois, to wit:
SEE RIDER 1 ATTACHED

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.

7-18-22
Date

Exempt 4/2/22 JB.
Buyer, Seller or Representative

Permanent Tax Number: 24-32-303-019-1016

Commonly known as: 13149 FOREST RIDGE DRIVE UNIT 2D, PALOS HEIGHTS ILLINOIS 60463
Street Address City State

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, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without 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, to pledge or otherwise to encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof, 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.

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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 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 was 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, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of 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.

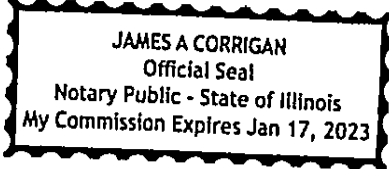
And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand and seal this 18th day of July, 2022.

(Seal) Judith Gierut (Seal)

(Seal) _____ (Seal)

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 JUDITH C. GIERUT



personally 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 instruments as his/her/their 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 18th day of July, 2022.

J. Corrigan
Notary Public

TRUSTEE ACCEPTANCE
The Grantee, JUDITH C.. GIERUT,
as Trustee under the provisions of a trust dated the 18th day of July, 2022, known as Trust
Number 1, hereby acknowledges and accepts this conveyance into the said trust.

Judith Gierut
As Trustee as Aforesaid

Mail this recorded instrument to: JAMES A. CORRIGAN ATTORNEY AT LAW 4716 FRANKLIN AVE. WESTERN SPINGS, IL 60558	Mail future tax bills to: JUDITH C. GIERUT -131 FOREST RIDGE RD. PALOS HEIGHTS, IL 60463 13140	This instrument prepared by: JAMES A. CORRIGAN ATTORNEY AT LAW 4716 FRANKLIN AVE. WESTERN SPRINGS. IL 60558
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Exhibit A Kdr I

LEGAL DESCRIPTION OF 13149 FOREST RIDGE DRIVE UNIT 2-D, PALOS HEIGHTS ,IL 60463

PIN NO. 24-323-303-019-1016

Parcel1:Unit 13149-2D in Laurel Glen Condominiums of Westgate Valley as delineated

on a survey of the following described real estate: Certain Lots in Laurel Glen Condominiums of West Valley, being a Subdivision of Part of the West $\frac{1}{2}$ of the South West $\frac{1}{4}$ of Section 32, Township 37 North, Range 13 East of the Third Principal Meridian , in Cook County , Illinois which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document 0011079800 as amended together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to use garage parking space G-3, a limited common element as described in the aforesaid Declaration.

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ATTORNEYS' TITLE GUARANTY FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or 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 and hold title to real estate under the laws of the State of Illinois.

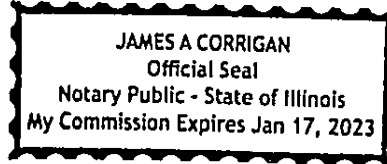
Dated July 17, 2022

Garth Berit
Signature of Grantor or Agent

Subscribed and sworn to before me this

17th day of July, 2022
Day Month Year

James A Corrigan
Notary Public



The grantee or the grantee's 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 July 17, 2022

Garth Berit
Signature of Grantee or Agent

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and sworn to before me this

17th day of July, 2022
Day Month Year

James A Corrigan
Notary Public

