

UNOFFICIAL COPY

DEED IN TRUST

Doc#. 2224106443 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2022 01:45 PM Pg: 1 of 3

Dec ID 20220801619329
ST/CO Stamp 0-774-285-904

AFTER RECORDING, RETURN TO:

James E. DeBruyn, Attorney
DeBruyn, Taylor and DeBruyn Ltd.
15252 S. Harlem Avenue
Orland Park, IL 60462

PREPARED BY:

James E. DeBruyn, Attorney
DeBruyn, Taylor and DeBruyn Ltd.
15252 S. Harlem Avenue
Orland Park, IL 60462

220818401834

THE GRANTOR, **Diane M. Hotwagner, the widow of Albert H. Hotwagner and surviving joint tenant**, of the County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid and other good and valuable consideration, **CONVEYS** and **WARRANTS** unto:

**The Hotwagner Family Trust, Diane M. Hotwagner, Trustee,
or her successor(s) in trust, under the The Hotwagner Family Trust
Dated August 18, 2022, and any amendments thereto,
15440 S. Oak Park Ave., Oak Forest, Illinois 60452,**

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(SEE NEXT PAGE FOR LEGAL DESCRIPTION)

Permanent Index Number(s): 28-18-101-028-0000

Property Address: 15440 Oak Park Ave., Oak Forest, IL 60452

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

Subject to general real estate taxes and all easements, covenants, conditions and restrictions of record.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 18th day of August, 2022.



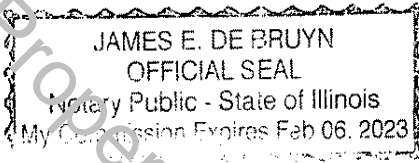
DIANE M. HOTWAGNER

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Diane M. Hotwagner, the widow of Albert H. Hotwagner and surviving joint tenant**, 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 diane m. hotwagner 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 official seal, this 18th day of August, 2022.



[Signature]

Notary Public

LEGAL DESCRIPTION

The East 306.45 feet of the South 140 feet of the North 5 acres of the South 20 acres of the Northwest 1/4 of Section 18, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No.: **28-18-101-028-000U**

Property Address: **15440 Oak Park Ave., Oak Forest, IL 60452**

NO TAXABLE CONSIDERATION: Exempt under Section 4(e) of the Real Estate Transfer Tax Act and Cook County Ordinance No. 95104.

NAME/ADDRESS OF TAXPAYER:

The Hotwagner Family Trust
15440 Oak Park Ave
Oak Forest, IL 60452

8/18/22 *[Signature]*
Date Attorney

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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: August 18, 2022.

Signature: 
Grantor or Agent

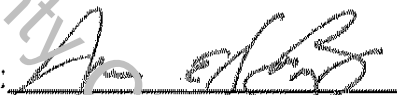
Subscribed and sworn to before me this
18th day of August, 2022.


Notary Public



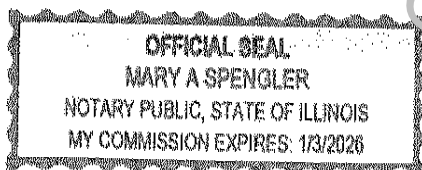
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: August 18, 2022.

Signature: 
Grantee or Agent

Subscribed and sworn to before me this
18th day of August, 2022.


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 a 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.)