

# UNOFFICIAL COPY

Doc#: 2224304172 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/31/2022 10:49 AM Pg: 1 of 4

Dec ID 20220801620872

## WARRANTY DEED IN TRUST

### NAME AND ADDRESS OF TAXPAYER:

Ms. Mary Ellen Fitzpatrick  
8119 W. 167<sup>th</sup> Place  
Tinley Park, Illinois 60477

### THE GRANTOR,

MARY E. FITZPATRICK a/k/a MARY ELLEN FITZPATRICK, a Widow, of the County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MARY ELLEN FITZPATRICK, as Trustee under the Trust Agreement dated August 24, 2022, and known as the MARY ELLEN FITZPATRICK TRUST, DECLARATION OF TRUST (the "Instrument"), the following described real estate in the County of Cook, State of Illinois, together with all tangible personal property permanently or regularly located at and used in and about said premises to wit:

Lot 72 in Tinley Meadows Subdivision, being a Subdivision of part of the East ½ of the South East 1/4 of Section 23; of part of the East ½ of the Northeast 1/4 of Section 26, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 27-26-209-004-0000

Property Address: 8119 W. 167<sup>th</sup> Place, Tinley Park, Illinois 60477

Grantee's Address: 8119 W. 167<sup>th</sup> Place, Tinley Park, Illinois 60477

**SUBJECT** to the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints the Successor Trustee, (2) any Successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, (3) any person dealing with any Successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the Successor Trustee has become Successor Trustee, and (4) any person

# UNOFFICIAL COPY

dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage or lease said premises or otherwise act as stated in the written certification.

The Trustee (which term shall refer to the Trustee originally named or to any Successor Trustee), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

The Grantor, **MARY ELLEN FITZPATRICK**, hereby waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois provided for the exemption of homesteads or real estate from sale or execution or otherwise.

**IN WITNESS WHEREOF**, the Grantor aforesaid have hereunto set her hands and seal this 24 day of August, 2022.

Mary E. Fitzpatrick (Seal)  
**MARY E. FITZPATRICK a/k/a**  
**MARY ELLEN FITZPATRICK**

THIS CONVEYANCE IS EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45(e), the actual consideration being less than \$100.

Mary Ellen Fitzpatrick

Dated: 8-24-22

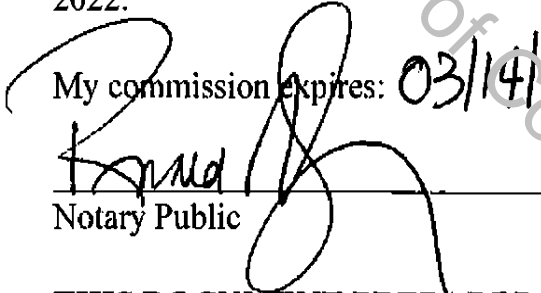
# UNOFFICIAL COPY

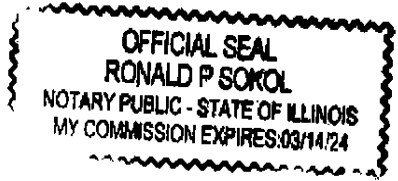
State of Illinois )  
 ) SS  
County of Cook )

I, the undersigned, a notary public in and for said county and state aforesaid, do hereby certify that MARY ELLEN FITZPATRICK who 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 she 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 SEAL THIS 24 DAY OF August, 2022.

My commission expires: 03/14/2024

  
Notary Public



**THIS DOCUMENT PREPARED BY:**  
**AFTER RECORDING RETURN TO:**  
Sokol and Mazian  
Ronald P. Sokol  
9501 W. 144<sup>th</sup> Place  
Suite 104  
Orland Park, Illinois 60462

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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: 8 | 24 | 2022

SIGNATURE: Mary Ellen Fitzpatrick  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

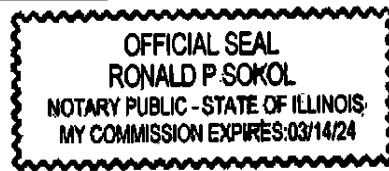
Subscribed and sworn to before me, Name of Notary Public: Ronald P. Sokol

By the said (Name of Grantor): Mary Ellen Fitzpatrick

On this date of: 8 | 24 | 2022

NOTARY SIGNATURE: Ronald P. Sokol

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: 8 | 24 | 2022

SIGNATURE: Mary Ellen Fitzpatrick  
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: Ronald P. Sokol

By the said (Name of Grantee): Mary Ellen Fitzpatrick

On this date of: 8 | 24 | 2022

NOTARY SIGNATURE: Ronald P. Sokol

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)