

# UNOFFICIAL COPY

## Warranty Deed In Trust

THE GRANTOR, Karen M. Wesolowski, in her own right, of 1356 Prospect Street, Willow Springs, Cook County, state of Illinois, for and in consideration of Ten Dollars (\$10.00) and Other Valuable Consideration in hand paid, conveys and warrants to Karen M. Wesolowski, as Trustee of

the Karen M. Wesolowski Revocable Trust created on October 17, 2022, and all and every Successor Trustee or Trustees, in fee simple the following described Real Estate, to-wit

Lot 2 in Stock's Resubdivision of Lot 2 in Block 28 in Mount Forest, being a Subdivision of part of Section 33, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1356 Prospect Street, Willow Springs, IL 60480  
PIN: 18-33-323-007-0000

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.



\*2230115010\*

Doc# 2230115010 Fee #88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/28/2022 10:11 AM PG: 1 OF 3

# UNOFFICIAL COPY

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Dated October 17, 2022

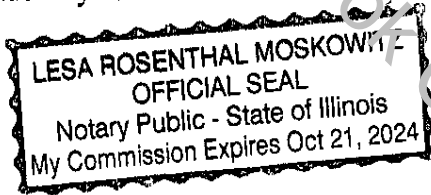
*Karen M. Wesolowski*

Karen M. Wesolowski

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

I, Lesa Rosenthal Moskowitz, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that Karen M. Wesolowski, in her own right, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 17<sup>th</sup> day of October, 2022.



*Lesa Rosenthal Moskowitz*  
Notary Public

Prepared by:  
Rosenthal Moskowitz, LLC  
1220 Birks Court  
LaGrange, IL 60525

Mail Recorded Deed to:  
Karen M. Wesolowski - Trustee  
1356 Prospect  
Willow Springs, IL 60480

Send Subsequent Tax Bills to:  
Karen M. Wesolowski - Trustee  
1356 Prospect  
Willow Springs, IL 60480

REAL ESTATE TRANSFER TAX		28-Oct-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

18-33-323-007-0000 | 20221001672244 | 0-451-545-424

# UNOFFICIAL COPY

## GRANTOR – GRANTEE STATEMENT

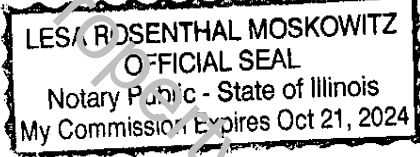
The grantor or her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

October 17, 2022

*Karen M. Wisniewski*

Signature Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR THIS 17<sup>th</sup> DAY OF October, 2022.



*Lesa Rosenthal Moskowitz*  
Notary Public

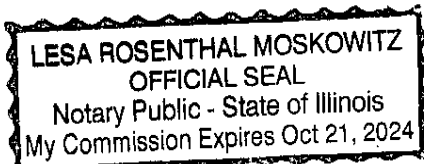
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

October 17, 2022

*Karen M. Wisniewski, Trustee*

Trustee - Signature Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR THIS 17<sup>th</sup> DAY OF October, 2022



*Lesa Rosenthal Moskowitz*  
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.

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