

UNOFFICIAL COPY

Doc#: 2236310111 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2022 04:23 PM Pg: 1 of 3

WARRANTY DEED IN TRUST

Dec ID 20221201619446

**Exempt under 35 ILCS 200 /
31-45 Paragraph e of the Real
Estate Transfer tax**

Date: 12/6/22

By: 

THIS INDENTURE WITNESSETH that the grantor(s) JOEL D. TURK and JUDITH L. TURK, husband and wife, of the Village of Bartlett, County of Cook and State of Illinois, for and in consideration of \$10.00 in hand paid, convey(s) and warrant(s) unto JOEL D. TURK and JUDITH L. TURK, as trustees under the provisions of a trust agreement dated December 6, 2022, and known as the TURK FAMILY 2022 TRUST, as amended and restated from time to time, the beneficial interest of said trust being held by JOEL D. TURK and JUDITH L. TURK, husband and wife, as tenancy by the entirety (the "Grantee"), of 556 Philip Drive, Bartlett, Illinois 60103, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: THE SOUTHWESTERLY 40.87 FEET OF THE NORTHEASTERLY 84.04 FEET OF LOT 4 IN FOUR SEASONS SUBDIVISION PHASE I, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS ESTABLISHED BY AND SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR THE FOUR SEASONS CLUB TOWNHOUSE ASSOCIATION RECORDED OCTOBER 18, 1988 AS DOCUMENT 88479485 FOR INGRESS AND EGRESS.

Permanent Real Estate Index Number(s): 06-28-103-009-0000

Address of Real Estate: 556 Philip Drive, Bartlett, Illinois 60103

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust(s) and for the uses and purposes in said trust agreement(s), as amended from time to time.

The said Grantors and Grantees hereby expressly intend that their interests are to be held as tenants by the entirety despite the property being held in a revocable trust. (735 ILCS 5/12-112 & 765 ILCS 1005/1c).

In Witness Whereof, the grantor(s) aforesaid has hereunto set their hand(s) this 6th day of December, 2022.

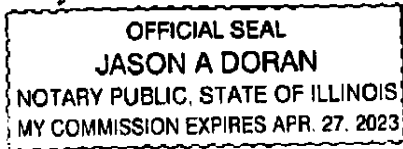
Joel D. Turk
JOEL D. TURK

Judith L. Turk
JUDITH L. TURK

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOEL D. TURK and JUDITH L. TURK, are personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of the homestead.

Given under my hand and notarial seal, on December 6, 2022.

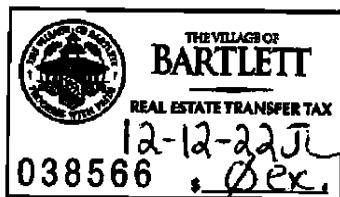


Jason A. Doran
Notary Public

Prepared By and Mail To:

Attorney Jason A. Doran
Momkus LLP
1001 Warrenville Road, Suite 500
Lisle, Illinois 60532

Name and Address of Taxpayer/
Address of Property:
Joel D. Turk and Judith L. Turk
as Co-Trustees
556 Philip Drive
Bartlett, Illinois 60103



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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: 12 | 6 | 2022

SIGNATURE: [Signature]
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:

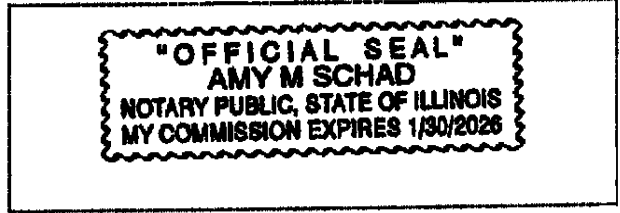
By the said (Name of Grantor): ^{Agent} Jason A. Doran

On this date of: 12 | 6 | 2022

NOTARY SIGNATURE: [Signature]

Amy M. Schad

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: 12 | 6 | 2022

SIGNATURE: [Signature]
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:

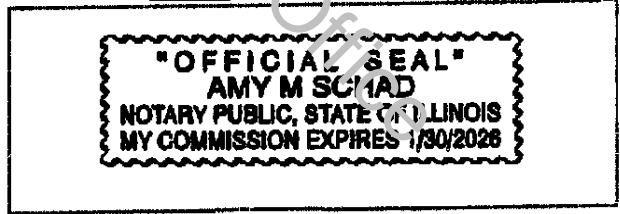
By the said (Name of Grantee): ^{Agent} Jason A. Doran

On this date of: 12 | 6 | 2022

NOTARY SIGNATURE: [Signature]

Amy M. Schad

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)**)