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WARRANTY DEED IN TRUST

THIS INSTRUMENT PREPARED BY AND MAIL TO: David R. Stallter, Esq. Lillig & Thorsness, Ltd. 1900 Spring Road, Suite 200 Oak Brook, Illinois 60523

ADDRESS OF GRANTEE AND SEND SUBSEQUENT TAX BILLS TO: Marcia A. Petricig 1016 S. Spring Avenue La Grange, Illing is 50525 *2312816060D◆

Doc# 2312816060 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 05/08/2023 03:45 PM PG: 1 OF 3

This space for recorder's use only

THE GRANTOR, MARCIA A. STIMETZ n/k/a MARCIA A. PETRICIG, a widowed woman and not since remarried, 1016 S. Spring Avenue, La Giange, Illinois 60525, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, conveys and warrants to MARCIA A. PETRICIG ("trustee"), TRUSTEE OF THE MARCIA A. PETRICIG TRUST DATED APRIL 6, 2023, (hereinafter referred to as the "Trust"), GRANTEE, and all and every successor or successors in trust under the frust, the following described real estate in the County of Cook and State of Illinois:

LOT 209 AND THE NORTH 25 FEET OF LOT 210 IN SPRING GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE CORTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Nos: 18-09-310-017 and 18-09-310-027

Property Address: 1016 S. Spring Avenue, La Grange, Illinois 60525

TO HAVE AND TO HOLD the said premises with the appurtenance, upon the trust and for the uses and purposes herein and in said agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide said property as often as desired; to contract to sell; to grant options to purchas; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a 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, pledge or otherwise encumber said property, or any part the reof: to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in the future, and upon 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 review 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 an 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 obligated 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; 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 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 or in some amendment thereof and binding upon 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 or their predecessors in trust.

The interest of each and every beneficiary under said Trust and hereunder and of all persons claiming under them or any of them shall be on'y in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is fire by declared to be personal property, and no beneficiary under said trust shall have any title or interest, legal or equitable in ir to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid. The Grantors do hereby release and waive all right under and by virtue of the Homestead Exemption Laws of the State of Illinois.

OFFICIAL SEAL DAVID R STALLTER **NOTARY PUBLIC - STATE OF ILLINOIS** MY COMMISSION EXPIRES:11/18/24

The foregoing conveyance is hereby accepted by Marcia A. Petricig, of La Grange, Illinois, as trustee under the provisions

of the Marcia A. Petricig Trust dated April 6, 2023.

Marcia A. Petricig, trustee

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law under Paragraph (e), 35 ILCS

200**731:**45 of said Law. Buyer, Seller or Representative

April 6 2023

DEAL ESTATE	TRANSFER TAX		08-May-2023
AL COURT		COUNTY: 0.0	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

18-09-310-017-0000

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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

partnership authorized to do business or acquire and hold title to rea	al 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: 4 6 , 2023 S	IGNATURE: WWW 7900	
	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: Marcia A. Stimetz n/k/a		
By the said (Name of Grantor): Marcia A. Petricig	AFFIX NOTARY STAMP BELOW	
On this date of: 4 6 , 2023 NOTARY SIGNATURE: Ollta Juli 2005	ODETA PASKEVICIUS OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Jan 11, 2024	
94	My Continission Expires dan 11, 2021	
GRANTEE SECTION		
The GRANTEE or her/his agent affirms and verifies that the narve	f the GRANTEE shown on the deed or assignment	
of beneficial interest (ABI) in a land trust is either a natural person, a		
authorized to do business or acquire and hold title to real estate in l		
acquire and hold title to real estate in Illinois or other entity recogniz		
acquire and hold title to real estate under the laws of the State of Illi	A -	
DATED: 4 6 , 2023 SIGNATURE:		
.	GRANTEE or AGENT	
GRANTEE NOTARY SECTION: The below section is to be completed by the	NOTARY who witnesses the GFA ITEE signature.	
Subscribed and sworn to before me, Name of Notary Public:		
Marcia A. Petricig, Trustee of the		
By the said (Name of Grantee): Marcia Petricig Trust dated 4/6/23	AFFIX NOTARY STAM PELOW	
On this date of: 4 6 , 2023	ODETA PASKEVICIUS	
NOTARY SIGNATURE: Udle frams Clip	OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Jan 11, 2024	

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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)