# **UNOFFICIAL COPY**

Doc#. 2315245175 Fee: \$98.00 Karen A. Yarbrough

Cook County Clerk

Date: 06/01/2023 03:17 PM Pg: 1 of 3

Dec ID 20230601635966

## WARRANTY DEED IN TRUST (ENTIRETY)

The Grantors. FRANK P. EDGEWORTH and DENISE M. EDGEWORTH, husband and wife, of the Village of Tinley Park, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid. Convey and Warrant unto FRANK P. EDGEWORTH and DENISE M. EDGEWORTH as TRUSTEES under the Trust Agreement dated the day of Trust Agreement dated the da

known as the EDGEWORT FAMILY TRUST (the "instrument"), of which Frank P. Edgeworth and Denise M. Edgeworth are the primary beneficiaries, said beneficial interest to be held as Tenancy by the Entirety, 18418 Pine Lake Drive, Tinley Park, IL 60477, the following described real estate in the County of Cook, State Gillinois, to wit:

LOT 31 IN THE PINES OF TINLEY FARK, UNIT 2C, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, FOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Commonly known as: 18418 Pine Lake Drive, Tinley Park. 1. 60477

Permanent Index Number: 31-06-204-018-0000

Subject to the express conditions subsequent that any person 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 Trustees (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.

IN WITNESS WHEREOF, the Grantors a	aforesaid have hereunto set their hands and seals
this 15t day of JUNE	,20 <u>_</u> <b>2.3</b>
Sank P. Edgeworth	MANAS M. ELBANASA DENISE M. EDGEWORTH

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## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	,
COUNTY OF COOK	,

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that FRANK P. EDGEWORTH and DENISE M. EDGEWORTH are personally known to me to be the same persons whose names are 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.

of	Given JVN	under		hand 23.	and	official	seal.	this/S <del>/</del> _	day
	OFF	C. PETERSE ICIAL SEAL IC - State Of Illin mission Expire	ois .	00,	<u>Al</u> NOTAR	, Mac Y PUBLIC	Pete	The	

PREPARED BY AND MAIL TO: Donald P. Bailey Attorney at Law 10729 W. 159th St. Orland Park, Illinois 60467 SEND SUBSEQUENT TAX BILLS TO: Frank F Edgeworth & Denise M. Edgeworth 18418 Ping Laite Drive Tinley Park, il. 60477

PROPERTY ADDRESS. 18418 Pine Lake Drive Tinley Park, IL 60477

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4 PAR. E & COOK COUNTY ORD. 95104 PAR. E.

DATE

6-1-2023

SIGN De Eloqueith

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#### **UNOFFICIAL COPY**

#### AFFIDAVIT 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.

<u> </u>
Dated M. 12 ( . 2023 Signature: M. P. Edgeworth Grantor or Agent
Subscribed and sworn to before
me by the said ALICIA C. PETERSEN OFFICIAL SEAL
this / 5+ day of July
Notary Public Aluxa TIL 24
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 hard 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 June . 2023 Signature: 2023 Signature:
Grantee or Agent
Subscribed and sworn to before
me by the said OFFICIAL SEAL Motory Public - State Of Illinois
this 15+ day of 1745 a 2073
April 29, 2021
Notary Public Was Tellin

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 deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)