

# 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 1<sup>st</sup> day of June, 2023,

and known as the EDGEWORTH 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 of Illinois, to wit:

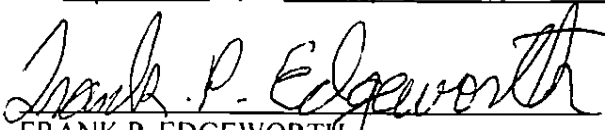
LOT 31 IN THE PINES OF TINLEY PARK, UNIT 2C, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Commonly known as: 18418 Pine Lake Drive, Tinley Park, IL 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 aforesaid have hereunto set their hands and seals this 1<sup>st</sup> day of June, 2023.

  
FRANK P. EDGEWORTH

  
DENISE M. EDGEWORTH



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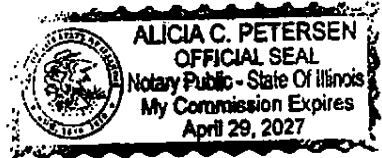
## AFFIDAVIT BY GRANTOR AND GRANTEE

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.

Dated June 1, 2023

Signature: Frank P. Edgeworth  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 1st day of June, 2023.



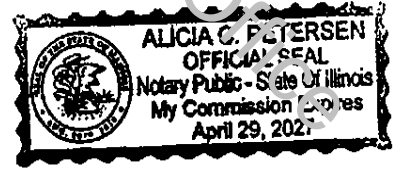
Notary Public Alicia Petersen

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 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 June 1, 2023

Signature: Frank P. Edgeworth  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 1st day of June, 2023.



Notary Public Alicia Petersen

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.)