

UNOFFICIAL COPY

WARRANTY DEED
DEED INTO TRUST



Doc# 2315828030 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2023 11:51 AM PG: 1 OF 3

Exempt under Real Estate
Transfer Tax law 35 ILCS
200/31-45 Sub Par #E and
Cook County Ord. 93-0-27
Par 4, Date 5-18, 2023
Sign Theresa A. Riordan

The Grantors, DENNIS M. RIORDAN and THERESA A. RIORDAN, his wife
of the Village of OAK FOREST, County of COOK, State of Illinois,
for and in consideration of TEN DOLLARS and 00/100 +/- other good and
valuable consideration CONVEY(S) and WARRANT(S) to

DENNIS M. RIORDAN and THERESA A. RIORDAN as Co-Trustees of
THE DENNIS M. RIORDAN and THERESA A. RIORDAN LIVING TRUST DATED
MAY 18, 2023

15345 Boca Rio Drive, Oak Forest, IL 60452
the following described real estate in the County of Cook, State of
ILLINOIS, to wit:

LOT 12 IN BLOCK IN FIRST ADDITION TO MEDEMA'S EL VISTA GARDENS, BEING A
SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 36 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Commonly known as: 15345 BOCA RIO DR., OAK FOREST, IL 60452

PIN: 28-17-107-012-0000

hereby releasing and waiving all rights under and by virtue of the
Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record and to
General Taxes for 2022 and subsequent years.

In Witness Whereof, the grantors aforesaid have hereunto set their
hands and seals this 18 day of MAY, 2023.

Dennis M. Riordan
DENNIS M. RIORDAN

Theresa A. Riordan
THERESA A. RIORDAN

S ✓
P 3
S ✓
SC ✓
INT JP

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The transfer of title and conveyance herein is hereby accepted by the Co-Trustees of THE DENNIS M. RIORDAN AND THERESA A. RIORDAN LIVING TRUST DATED MAY 18, 2023.

Dennis M. Riordan
DENNIS M. RIORDAN

Theresa A. Riordan
THERESA A. RIORDAN

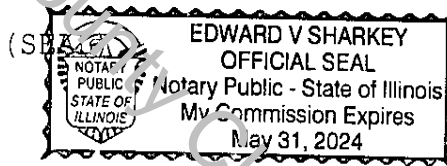
Co-Trustees, as aforesaid

STATE OF ILLINOIS)
COUNTY OF WILL) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DENNIS M. RIORDAN and THERESA A. RIORDAN 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 own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 18 day of MAY, 2018.

Edward V. Sharkey
Notary Public



Commission expires MAY 31, 2024.

This instrument prepared by: Edward V. Sharkey, Atty. at Law, Sharkey & Conroy, P.C., 9991 - 191st St., Mokena, IL 60448

After recording return to:

Send subsequent tax bills to:

EDWARD V. SHARKEY, ATTY.

DENNIS M. & THERESA A. RIORDAN

9991 - 191st St.

15345 BOCA RIO DR.

Mokena, IL 60448

OAK FOREST, IL 60452

REAL ESTATE TRANSFER TAX		02-Jun-2023
COUNTY:	ILLINOIS:	0.00
TOTAL:		0.00

28-17-107-012-0000 | 20230501633024 | 1-691-245-264

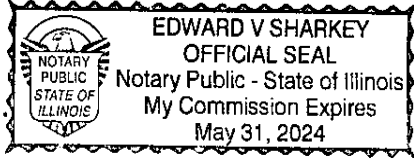
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STATEMENT BY GRANTOR AND GRANTEE

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: May 18, 2023 Thomas A. Riordan
Grantor or Agent

Subscribed and sworn to before me by the said THOMAS A. RIORDAN this 18th day of May, 2023.

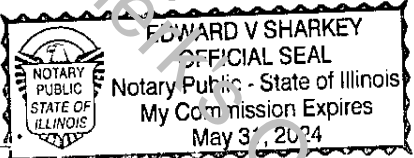


Notary Public Edward V. Sharkey

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: 5/18/, 2023 Thomas A. Riordan
Grantee or Agent

Subscribed and sworn to before me by the said THOMAS A. RIORDAN this 18th day of May, 2023.



Notary Public Edward V. Sharkey

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 a Class A misdemeanor for subsequent offenses.

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