



2317110032D

DEED IN TRUST (ILLINOIS)

Doc# 2317110032 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/20/2023 01:42 PM PG: 1 OF 5

THE GRANTOR, KELLY WIRTZ, a single person, of 7434 W. 153rd Street, Unit 3, Orland Park, IL 60462, for and in consideration of the sum of (\$10.00) TEN DOLLARS, and

other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to KELLY D. WIRTZ, as Trustee of THE KELLY D. WIRTZ 2023 TRUST dated May 18, 2023, of 7434 W. 153rd Street, Unit 3, Orland Park, IL 60462, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Exempt under provisions of Paragraph Section 4, Real Estate Transfer Act.

P.I.N.: 27-13-204-026-1006

5/18/2023

Handwritten signature of Paul J. [unclear]

Date Buyer, Seller or Representative

Property Address: 7434 W. 153rd Street, Unit 3 Orland Park, IL 60462

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof; (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement

Handwritten notations: S Y, P 0, S Y-1, SC, INT R

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above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns. If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 18th day of May, 2023.

PLEASE Kelly Wirtz (SEAL)
PRINT OR Kelly Wirtz
TYPE NAMES
BELOW SIGNATURE(S)

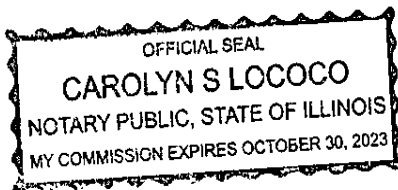
State of Illinois,
County of Will, ss.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Kelly Wirtz, a single person, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 18th day of May, 2023.

Carolyn S Lococo
NOTARY PUBLIC

My Commission expires: 10-30-23



UNOFFICIAL COPY**Exhibit "A"
Legal Description****PARCEL 1:**

UNIT NUMBER 7434-3, IN 7432-38 WEST 153RD STREET CONDOMINIUMS AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PART OF LOT 19 IN HERITAGE MANOR, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 1976 AS DOCUMENT NO. 23693903, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 19, 300.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 68.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 39.63 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 109.70 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST, 42.88 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST 141.55 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LOT 19; THENCE NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST ALONG SAID SOUTH LINE OF LOT 19, 71.22 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS EAST, 118.98 FEET; THENCE NORTH 62 DEGREES 08 MINUTES 44 SECONDS EAST, 62.26 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 25 SECONDS EAST, 170.92 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST ALONG SAID NORTHLINE OF LOT 19, 129.47 FEET TO THE POINT OF BEGINNING, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25951175 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.
ALSO**

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED NOVEMBER 13, 1978 AS DOCUMENT 24715343, JANUARY 23, 1979 AS DOCUMENT 24811733 AND JANUARY 5, 1980 AS DOCUMENT 25306318 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING GARAGE 7434-3G, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25951175, ALL IN COOK COUNTY ILLINOIS.

Property Address: 7434 W. 153rd Street, Unit #3, Orland Park, Illinois 60462

P.I.N. 27-13-204-026-1006

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Kelly D. Wirtz, as Trustee of The Kelly D. Wirtz 2023 Trust dated May 18, 2023, hereby accept the property legally described in this Deed as part of said Trust (executed pursuant to 760 ILCS 5/6.5).

Kelly D Wirtz
Kelly D. Wirtz, Trustee

MAIL TO:
Patrick S. Sullivan
10075 W. Lincoln Highway
Frankfort, IL 60423

SEND SUBSEQUENT TAX BILLS TO:
Kelly D. Wirtz
7434 W. 153rd Street, Unit 3
Orland Park, IL 60462

This instrument was prepared by: Patrick S. Sullivan, Attorney at Law, 10075 W. Lincoln Highway, Frankfort, IL 60423

REAL ESTATE TRANSFER TAX		16-Jun-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

27-13-204-026-1006 | 20230501633568 | 1-067-509-456

Property of Cook County Clerk's Office

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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: 5 | 18 | 2023

SIGNATURE: Kelly Wirtz
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:

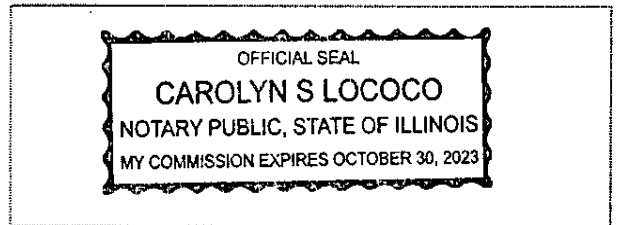
Carolyn S Lococo

By the said (Name of Grantor): Kelly Wirtz

On this date of: 5 | 18 | 2023

NOTARY SIGNATURE: Carolyn S Lococo

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: 5 | 18 | 2023

SIGNATURE: Kelly D Wirtz
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:

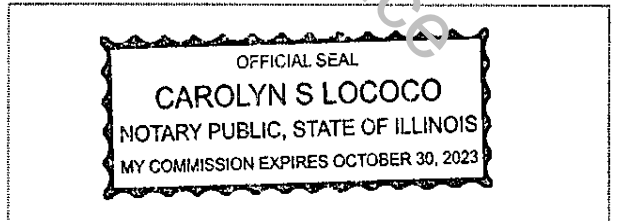
Carolyn S Lococo

By the said (Name of Grantee): Kelly D. Wirtz

On this date of: 5 | 18 | 2023

NOTARY SIGNATURE: Carolyn S Lococo

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)