

# UNOFFICIAL COPY

## Warranty Deed In Trust

THE GRANTOR, Patricia A. Dispensa, in her own right, an unmarried person, of , 30 Shawnee Trail, Unit 3, Indian Head Park, IL 60525, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and Other Valuable Consideration in hand paid, conveys and warrants to Patricia A.

Dispensa, as Trustee, of the Patricia A. Dispensa Revocable Trust created on May 30, 2023, and all and every Successor Trustee or Trustees, in fee simple, in the following described Real Estate, to-wit:

Unit 3 at 30 Shawnee Trail together with its undivided percentage interest in the common elements in Indian Ridge Condominium as delineated and defined in the Declaration recorded as document No. 24646840, in part of the West ½ of Section 20, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, IL

Subject to: general real estate taxes not due and payable, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Commonly known as: 30 Shawnee Trail, Unit 3, Indian Head Park, IL 60525  
PIN: 18-20-100-051-1065

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases, leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustees or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement 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 said trust agreement or in some



\*2319122010\*

Doc# 2319122010 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/10/2023 11:44 AM PG: 1 OF 3

# UNOFFICIAL COPY

amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

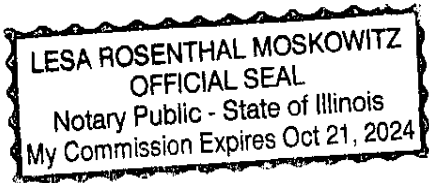
Dated: May 30, 2023

Patricia A. Dispensa  
Patricia A. Dispensa

STATE OF ILLINOIS     )  
  )     ss.  
COUNTY OF COOK     )

I, Lesa Rosenthal Moskowitz, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that Patricia A. Dispensa, an unmarried person in her own right, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 30<sup>th</sup> day of May, 2023.





Lesa Rosenthal Moskowitz  
Notary Public

Prepared by:  
Rosenthal Moskowitz, LLC  
1220 Birks Court  
LaGrange, IL 60525

Mail Recorded Deed to:  
Patricia A. Dispensa - Trustee  
30 Shawnee Trail, Unit 3  
Indian Head Park, IL 60525

Send Subsequent Tax Bills to:  
Patricia A. Dispensa - Trustee  
30 Shawnee Trail, Unit 3  
Indian Head Park, IL 60525

REAL ESTATE TRANSFER TAX		10-Jul-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

18-20-100-051-1065 | 20230701665744 | 0-854-564-560

# UNOFFICIAL COPY

## 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 30, 2023

Signature: *Patricia A. Wisjansa*  
Grantor/Agent

Subscribed and sworn to before me on May 30, 2023.

Notary Public *Les Rosenthal Moskowitz*



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 under the laws of the State of Illinois.

Dated: May 30, 2023

Signature: *Patricia A. Wisjansa - Trustee*  
Grantee - Trustee/Agent

Subscribed and sworn to before me on May 30, 2023.

Notary Public *Les Rosenthal Moskowitz*

