

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Doc#: 2321433219 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2023 02:30 PM Pg: 1 of 3

Dec ID 20230701679628

THIS INDENTURE WITNESSETH, this 21 day of July 2023, that the Grantors, FRANK B. MARASSO and CYNTHIA B. MARASSO, husband and wife, as Joint Tenants, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO 100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, Convey and Warranty unto Grantees, FRANK B. MARASSO and CYNTHIA B. MARASSO, Trustees of the FRANK B. MARASSO AND CYNTHIA B. MARASSO FAMILY TRUST dated July 21, 2023, and any amendments thereto, of 17600 Mulberry Avenue, Tinley Park, IL 60487, (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successor in trust under said Declaration of Trust the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 288 IN TIMBERS EDGE UNIT 11A, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street Address: 17600 Mulberry Avenue, Tinley Park, IL 60487

Permanent Tax Index Number(s): 27-34-208-015-0000

TO HAVE AND TO HOLD said homestead property of the husband and wife as Trustees of THE FRANK B. MARASSO AND CYNTHIA B. MARASSO FAMILY TRUST dated July 21, 2023, and any amendments thereto, not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY, upon the trusts and for the uses and purposes herein and in said Declaration of Trust set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof to a successor or successors trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession of reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, and to renew or extend leases and provisions thereof at any time to times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or 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, trust 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 upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said 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 this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust 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 have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligation of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising for the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

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IN WITNESS WHEREOF, the Grantors, as aforesaid, has hereunto set their hands and seals the day and year first above written.

This transaction is exempt under the Illinois Real Transfer Tax Law pursuant to 35 ILCS 200/31-45 Paragraph (c).

Frank B. Marasso (Seal)
Frank B. Marasso

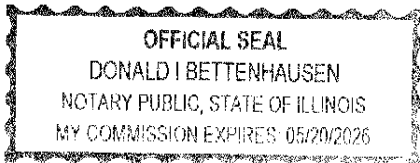
Cynthia B. Marasso (Seal)
Cynthia B. Marasso

Frank B. Marasso
Dated: 7/21/23

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK B. MARASSO and CYNTHIA B. MARASSO, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this date in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day July 2023.



Donald I. Bettenhausen
Notary Public
Commission expires 05/20/2026

On this 21 day of July 2023, the Trustees signed this Warranty Deed in Trust to signify their acceptance of said transfer and hereby assents to the terms of the Declaration of Trust.

Frank B. Marasso
Frank B. Marasso, as Trustee

Cynthia B. Marasso
Cynthia B. Marasso, as Trustee

INSTRUMENT PREPARED BY:
Donald I. Bettenhausen
Bettenhausen, Jarman & Massari, Ltd.
21146 Washington Parkway
Frankfort, IL 60423
(815) 806-1212

RETURN THIS DOCUMENT TO:
Donald I. Bettenhausen
21146 Washington Parkway
Frankfort, IL 60423

SEND SUBSEQUENT TAX BILLS TO:
Frank and Cynthia Marasso
17600 Mulberry Avenue
Tinley Park, IL 60487

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STATEMENT BY GRANTOR AND GRANTEE

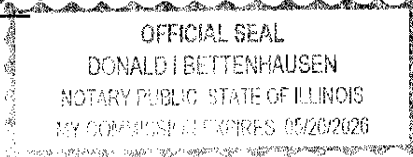
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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: 7/21/23 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent, this 21st day of July, 2023.

Notary Public: [Signature]

State of Illinois, County of Cook.



My Commission Expires: 5-20-2026

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 a foreign corporation 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: 7-21-23 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent, this 21st day of July, 2023.

Notary Public: [Signature]

State of Illinois, County of Cook.

My Commission Expires: 5-20-2026

**Note: any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached 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.)